Key: 2038

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,190

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DELANEY HOLLY N 4 HARRINGTON STREET NEWTONVILLE, MA 02460	49-152-0	428 LOWER ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DELANEY HOLLY N	02/26/2015	QS	265,800	28704-177
FITZPATRICK ANTHONY & MAR	10/15/2003	F	1	17797-130
FITZPATRICK ANTHONY & MAR	09/08/1978	XX		2779-220

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

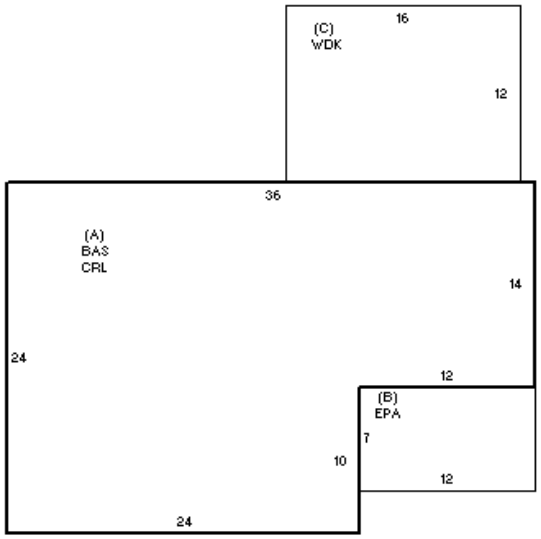
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1269	12/15/2023	7	ALTERATIONS	7,200	05/07/2024	NF	100	100
23-621	05/29/2023	7	ALTERATIONS	35,000	05/07/2024	NF	50	50
320	05/29/2020	7	ALTERATIONS	3,000	12/16/2020	NF	100	100
NP		12	CYCLICAL NON		11/27/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,200	11 1.00	A 1.00	A 1.00	372,640	2.64	A 1.00	R07 1.70			365,480

TOTAL	16,200 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 11	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	365,500	344,800
BUILDING	160,100	146,100
DETACHED	1,300	1,300
OTHER	0	0
TOTAL	**526,900**	**492,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	50 0.50	8X14		112	9.00	500
SHF	A 1.00	30 0.70	6X8		48	22.94	800

PHOTO 05/21/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/12/2021	NF
LIST	5/7/2024	EST
REVIEW	5/21/2024	EMZ

BLDG COMMENTS

INFO @ DOOR 5/7/24

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	744	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,545
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	744		25.73	19,140
A	BAS	L	BASE AREA	744	1967	264.40	196,714
B	EPA	N	ENCLOSED PORCH	84		84.15	7,068
C	WDK	N	WOOD DECK	192		35.63	6,841
	ODS	O	OUTDOOR SHOWER	1		2,195.20	2,195

TOTAL RCN 235,504

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1975 / 48

COND	29	29 %	
FUNC	3	UC	
ECON	0		
DEPR	32	% GD	68

RCNLD $160,100