

Key: 2096

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.248

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH PAUL F JR & KIRSTIN M 17 OVERLOOK DRIVE ACTON, MA 01720				49-9-0				248 AMBERGRIS CIRCLE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH PAUL F JR & KIRSTIN				07/13/2011	F	10	25560-202				
LYNCH PAUL F JR & KIRSTIN				12/21/2007	QS	688,000	22560-214				
CALLAHAN SARAH JANE				04/26/2007	A	1	21972-25				

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	%
28	01/12/2021	7	ALTERATIONS	60,000	04/27/2022	TCK	100	100
		14	CYCLICAL GRO		02/22/2018	NF	100	100
956	11/20/2014	7	ALTERATIONS	1,500	06/11/2015	MW	100	100
746	08/06/2013	7	ALTERATIONS	8,400	08/06/2014	RJM	100	100
NP		7	ALTERATIONS		04/08/2010	JH	100	100

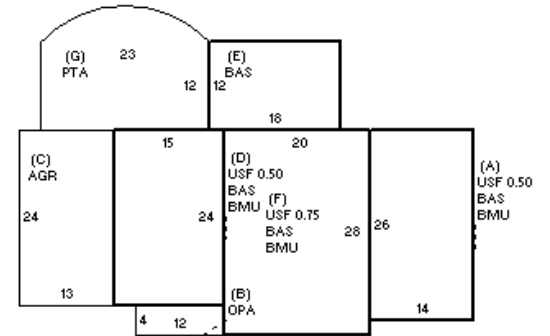
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	16,970	2	1.00	2-A	1.00	A	1.00	767,200	2.54	A	1.00	R19	3.50		758,630

TOTAL	16,970 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE	LAND	758,600	715,700			
St Ind	SALTWORKS		BUILDING	566,100	534,500			
Infl	AVERAGE		DETACHED	700	700			
			OTHER	0	0			
TOTAL				1,325,400	1,250,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X8		64	22.01	700



BUILDING	CD	ADJ	DESC	MEASURE	2/22/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/22/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/4/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	725,782		
NET AREA	2,282	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,284		63.96	82,121	CONDITION ELEM	CD		
\$NLA(RCN)	\$318	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	782	1977	216.39	169,216	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	48		58.85	2,825	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	312		49.71	15,511	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,500	1977	284.33	426,492	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO	355		15.91	5,647	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O	FPL 2S 1OP	1		11,947.70	11,948					
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843					
																		EFF.YR/AGE	1989 / 34
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$566,100