Key: 2131

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,283

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYNCH MARTHA P O BOX 1366 BREWSTER, MA 02631	49-17-0	271 AMBERGRIS CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYNCH MARTHA	12/04/2000	QS	416,500	13404-011
FOWLE MARY H	01/23/1997	A	100	10579-256

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

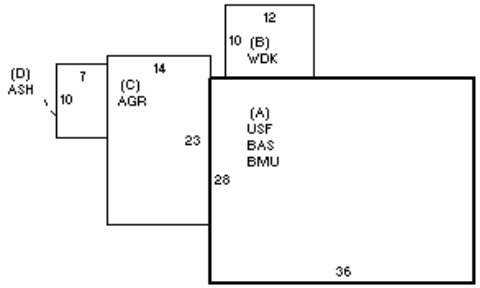
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
540	06/10/2021	7	ALTERATIONS	26,399	04/27/2022	TCK	100	100
978	12/28/2012	7	ALTERATIONS	9,875	01/31/2013	MR	100	100
441	07/23/2002	7	ALTERATIONS	20,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,776	2 1.00	2-A 1.00	A 1.00	767,200	2.23	A 1.00	R19 3.50			777,900

TOTAL	19,776 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 2	NOTE			
St Ind	SALTWORKS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	777,900	733,900
BUILDING	464,500	444,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,242,400**	**1,178,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/27/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/22/2018	NF
LIST	8/22/2007	JH
REVIEW	5/4/2022	MR

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	2,016	DETAIL ADJ	1.000
$NLA(RCN)	$307	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,009
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		65.22	65,737
A	BAS	L	BASE AREA	1,008	1976	301.79	304,204
A	USF	L	UPPER STORY FIN	1,008	1976	203.68	205,307
B	WDK	N	WOOD DECK	120		45.28	5,433
C	AGR	N	ATT GARAGE	322		48.79	15,709
D	ASH	N	ATT SHED	70		32.31	2,262
	F21	O	FPL 2S 1OP	1		11,724.40	11,724

TOTAL RCN	619,385

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

EFF.YR/AGE	1983 / 40		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			$464,500