

Key: 2178

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.326

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION				
TEREAU MARIE 92 BRIER LANE BREWSTER, MA 02631				48-52-0				92 BRIER LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TEREAU MARIE				01/15/2020	G		32626-105					
TEREAU MARIE				11/21/2017	QS	440,000	30916-36					
MAJKA GENEVIEVE W (ESTATE)				08/10/2004	F	1	18923-063					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	42,531	11	1.00	A	1.00	A	1.00		R07	1.70	458,800

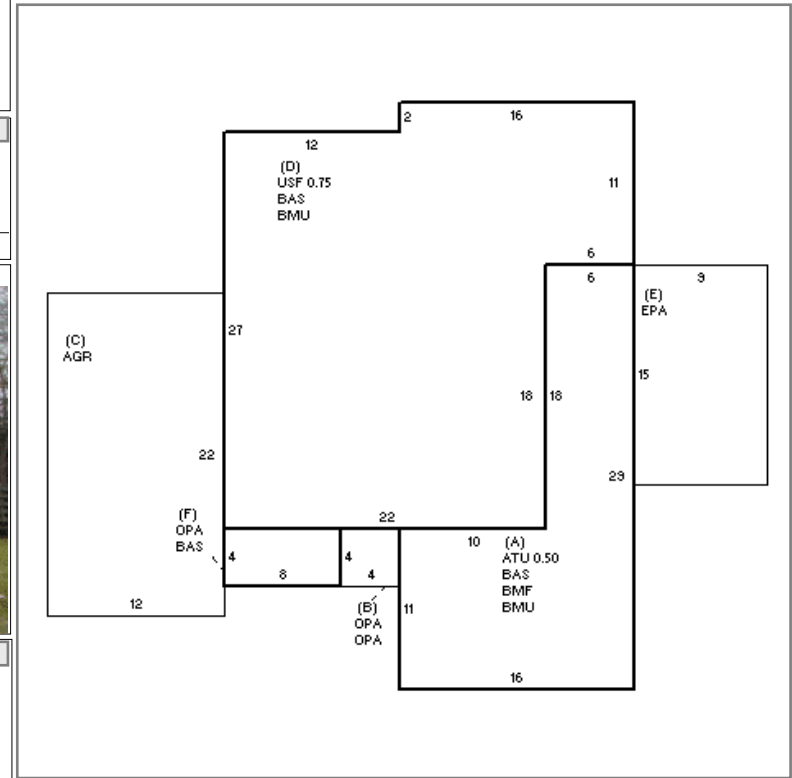
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
834	09/26/2018	7	ALTERATIONS	4,200	06/25/2019	NF	100	100
	11/21/2017	16	MLS REVIEW	440,000	06/11/2018	JMG	100	100
1055	12/10/2013	7	ALTERATIONS	3,467	08/09/2014	RJM	100	100
213	03/08/2013	7	ALTERATIONS	7,500	08/09/2014	RJM	100	100
590	10/19/2011	7	ALTERATIONS	16,800	03/23/2012	MR	100	100

TOTAL	42,531 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE FY2021: Plan Bk 674 Pg 50 Lot 8 & Parcel C				LAND	458,800	432,800
St Ind	AVERAGE		BUILDING	313,700	300,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	772,500	733,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
+ 1 FIX



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	2/18/2021	NF
MODEL	1		RESIDENTIAL	LIST	12/6/2007	REO
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	3/8/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,506	DETAIL ADJ	1.000
\$NLA(RCN)	\$278	OVERALL	0.880
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		7	\$8,008
GARAGE SPACES		0	1.00
% BSMT FIN		25	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	964		51.92	50,051
EXT COVER	10	VERT BOARD	0.98	A	BMF	N	BSMT FINISH	284		35.49	10,080
ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	142		46.99	6,673
ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	64		44.00	2,816
FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	264		37.93	10,013
INT FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	510	1984	163.44	83,353
HEATING/COOL	3	RADIANT	1.00	E	EPA	N	ENCLOSED PORCH	135		70.84	9,564
FUEL SOURCE	3	ELECTRIC	0.95	+	BAS	L	BASE AREA	996	1984	234.27	233,336
					MST	O	MAS/METAL STACK	1		4,423.80	4,424

TOTAL RCN	418,318
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	F
BATHS	F
HEAT/ELEC	A
EFF.YR/AGE	1984 / 39
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$313,700