Key: 2260

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,417

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEEBLE TANIA 229 SPRING STREET MARSHFIELD, MA 02050	26-33-0	844 MAIN STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEEBLE TANIA	07/28/2023	QS	435,000	35912-27
DRAKE DAVID & JUDITH TRUS	01/24/1995	F	25,000	9533-310
DAVID & JUDITH DRAKE TRUS	01/24/1995	J	4,000	9533-308

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

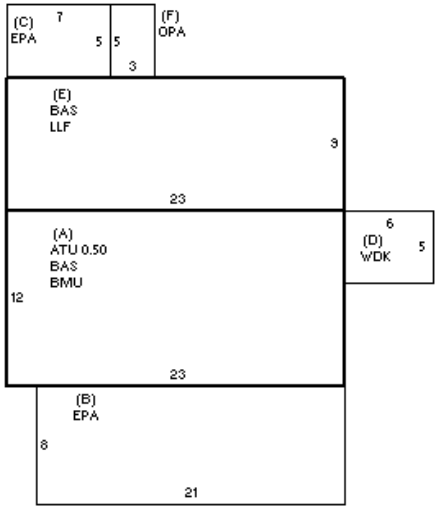
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	07/28/2023	16	MLS REVIEW	435,000	05/30/2024	JMG	100	100
472	07/20/2007	7	ALTERATIONS	5,000	12/19/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,150	10 1.00	A 1.00	A 1.00	219,200	2.96	A 1.00	R03 1.00			210,770

TOTAL	14,150 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	210,800	198,800
BUILDING	136,300	107,300
DETACHED	8,700	8,500
OTHER	0	0
TOTAL	355,800	314,600



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80	12X20		240	36.79	7,100
PTD	A 1.00	20 0.80	12X22		240	8.10	1,600

PHOTO 01/18/2018

BLDG COMMENTS

F12 ATTACHED TO GARAGE, FIXTURE IN BMU

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/18/2018	NF
LIST	5/30/2024	EST
REVIEW	5/30/2024	JMG

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	690	DETAIL ADJ	1.000
$NLA(RCN)	$319	OVERALL	0.900

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	$7,020
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	276		60.16	16,605
+	BAS	L	BASE AREA	483	1920	270.66	130,728
A	ATU	N	ATTIC UNF	138		48.06	6,632
+	EPA	N	ENCLOSED PORCH	203		65.20	13,236
D	WDK	N	WOOD DECK	30		35.28	1,058
E	LLF	L	LOWER LEVEL FIN	207	1920	127.33	26,357
F	OPA	N	OPEN PORCH	15		45.00	675
	F11	O	FPL 1S 1OP	1		6,873.30	6,873
	F12	O	FPL 1S 2OP	1		8,525.70	8,526
	ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174

TOTAL RCN	219,884
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1957 / 66	
COND	38	38 %
FUNC	0	
ECON	0	
DEPR	38	% GD 62
RCNLD		$136,300