Key: 2299

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,455

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARTELL FRANK & TAMMY TRUSTEES (LIFE ESTATE) 64 CANDLESTICK LANE BREWSTER, MA 02631	15-18-0	64 CANDLESTICK LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARTELL FRANK & TAMMY TRU	07/25/2011	F	1	25580-148
MARTELL FRANK & TAMMY	07/25/2011	F	1	25580-143
MARTELL FRANK & TAMMY	07/02/2010	QS	362,000	24660-203

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

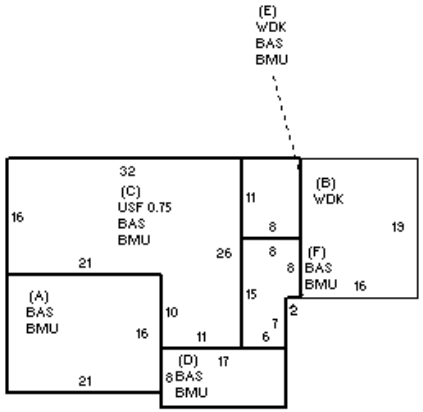
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
144	04/27/2009	7	ALTERATIONS	4,000	04/05/2010	JH	100	100
371	07/03/2008	7	ALTERATIONS	4,000	03/20/2009	JH	100	100
234	04/24/2006	3	OUT BUILDING	4,000	07/13/2007	JH	100	100
511	09/05/2000	2	ADD	15,000	05/10/2001	SJM	100	100
510	09/01/2000	10	INGROUND POO	15,300	05/10/2001	SJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	58,370	10 1.00	A 1.00	A 1.00	219,200	1.03	A 1.00	R03 1.00			302,010

TOTAL	1.340 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 10	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	302,000	284,900
BUILDING	427,100	408,700
DETACHED	25,200	24,900
OTHER	0	0
TOTAL	**754,300**	**718,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12`		96	22.01	1,100
IPV	G 1.20	10 0.90	16 X 32	2001	512	44.37	20,400
STU	A 1.00	50 0.50	10X10	2006	100	50.00	2,500
DDK	A 1.00	50 0.50	8X24		192	12.50	1,200

PHOTO 08/26/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	7/13/2007	JH
LIST	7/13/2007	JH
REVIEW	8/7/2007	SEJ

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,755	DETAIL ADJ	1.000
$NLA(RCN)	$324	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,752
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	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,288		60.97	78,528
+	BAS	L	BASE AREA	1,288	1984	276.57	356,226
+	WDK	N	WOOD DECK	392		43.98	17,241
C	USF	L	UPPER STORY FIN	467	1984	208.38	97,314
	F21	O	FPL 2S 1OP	1		11,389.40	11,389

TOTAL RCN	569,450

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

EFF.YR/AGE	1984 / 39		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			$427,100