

Key: 2592

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.757

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
BEASLEY JOSEPH J & JOSLYN A 117 A P NEWCOMB ROAD BREWSTER, MA 02631				25-17-0				117 A P NEWCOMB ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BEASLEY JOSEPH J & JOSLYN				04/03/2023	QS	939,000	35712-185					
JGS REALTY CORPORATION				07/07/2022	L	580,000	35235-346					
WELLS FARGO BANK NA TRUST				02/13/2020	L	407,497	32689-111					

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	%
23-940	09/07/2023	7	ALTERATIONS	4,000	06/04/2024	TCK	100	100
	04/03/2023	16	MLS REVIEW	939,000	04/16/2024	JMG	100	100
697	09/16/2022	7	ALTERATIONS	40,000	03/21/2023	TCK	100	100
647	08/22/2022	7	ALTERATIONS	10,000	03/21/2023	TCK	100	100
	07/07/2022	15	SALE REVIEW	580,000	05/30/2023	JMG	100	100

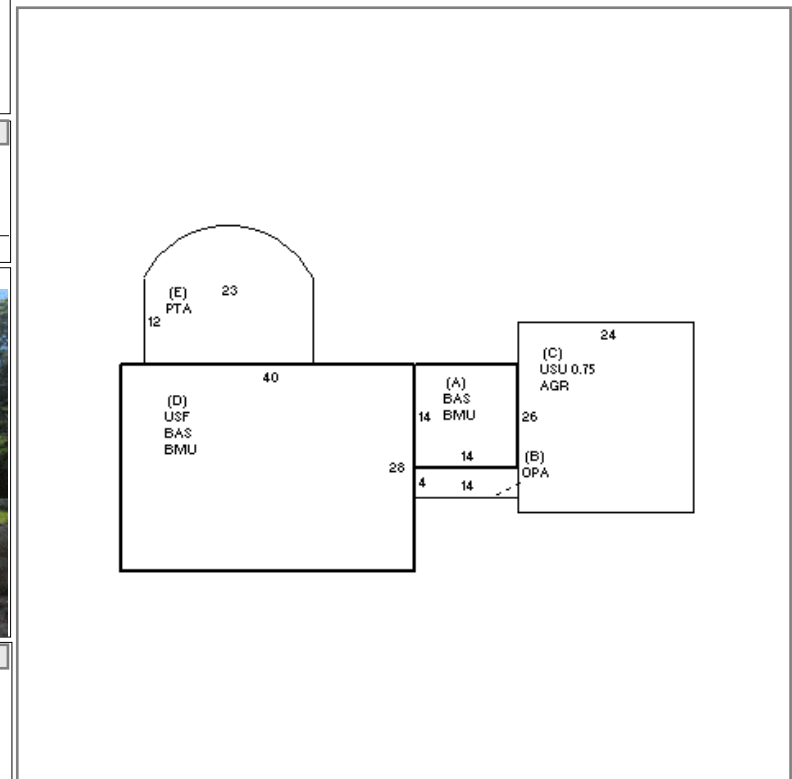
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,100	12	1.00	12M 1.00	A 1.00	252,080	1.85	A	1.00	RM5 1.15	268,600

TOTAL	25,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	268,600	253,400			
St Ind	STONYBROOK		BUILDING	698,300	617,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	966,900	870,800			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/1/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/21/2023	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/13/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1989	SIZE ADJ	1.000
NET AREA	2,436	DETAIL ADJ	1.000
\$NLA(RCN)	\$305	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	9	\$12,870	
GARAGE SPACES	2	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,316		59.77	78,661
+	BAS	L	BASE AREA	1,316	1989	271.15	356,833
B	OPA	N	OPEN PORCH	56		55.00	3,080
C	AGR	N	ATT GARAGE	624		40.77	25,442
C	USU	N	UPPER STORY UNF	468		62.07	29,050
D	USF	L	UPPER STORY FIN	1,120	1989	193.98	217,256
E	PTA	N	PATIO	391		14.87	5,812
	F21	O	FPL 2S 1OP	1		11,166.10	11,166
	ODS	O	OUTDOOR SHOWER	1		2,656.50	2,657

TOTAL RCN	742,827
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	G
EFF.YR/AGE	2017 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$698,300