

Key: 267

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 279

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
DIXON RICHARD P & DOROTHY J C/O DIXON DOROTHY J & RICHARD P TRUSTEES 87 NORTH STREET GRAFTON, MA 01519		57-3-267	7 OAK GROVE LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
DIXON DOROTHY J & RICHARD		06/04/2024	F	100	(C148-17)	
DIXON RICHARD P & DOROTHY		12/18/2013	QS	525,000	(C148-17)	
TUCKER ALVAN H & JUDITH R		06/08/2009	F	10	(DOC# 1,115,731)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1278	01/02/2024	7	ALTERATIONS	3,000				0
234	03/22/2022	7	ALTERATIONS	65,000	03/14/2023	TCK	100	100
485	06/06/2018	7	ALTERATIONS	3,500	06/17/2019	NF	100	100
371	05/08/2017	7	ALTERATIONS	4,500	04/10/2018	NF	100	100
354	05/01/2014	7	ALTERATIONS	1,800	05/29/2015		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
						LAND	0	0
						BUILDING	1,283,500	1,211,900
						DETACHED	8,700	8,700
						OTHER	0	0
						<b>TOTAL</b>	<b>1,292,200</b>	<b>1,220,600</b>

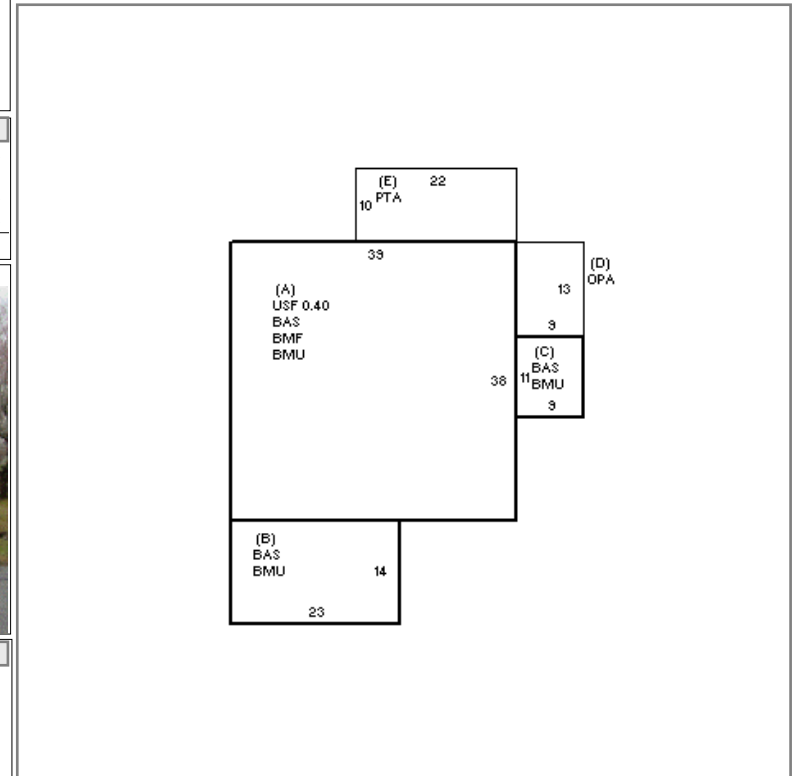
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 12X22 (1CAR)	1983	264	36.79	8,700



BLDG COMMENTS

BMF=2RMS/1FBATH (EST) USF=1BED/1FBATH

BUILDING	CD	ADJ	DESC	MEASURE	12/3/2008	SAM
MODEL	10		CONDO RES	LIST	12/3/2008	EST
STYLE	3	1.00	DUPLEX [100%]	REVIEW	5/5/2023	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			



YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,496	DETAIL ADJ	2.020
\$NLA(RCN)	\$536	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHS	4	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	1.9	1.00	
FIXTURES	12	\$15,600	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	4	SEARS POINT	2.00	+	BMU	N	BSMT UNF	1,903		47.60	90,583
STYLE	21	04-SANDERLING	1.00	A	BMF	N	BSMT FIN-ADD	1,482		12.90	19,118
VIEW/LOC	1	NONE	1.00	+	BAS	L	BASE AREA	1,903	1985	481.04	915,423
HVAC	9	WARM/CL AIR	1.01	A	USF	L	UPPER STORY	593	1985	481.04	285,258
END/MIDDLE	1	END	1.00	D	OPA	N	OPEN PORCH	117		41.40	4,844
				E	PTA	N	PATIO	220		12.90	2,838

TOTAL RCN	1,336,964
CONDITION ELEM	CD
INTERIOR	V
KITCHEN	G
BATHS	G
EXTERIOR	A
EFF.YR/AGE	2009 / 14
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$1,283,500