

Key: 2869

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.048

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
MENARD THOMAS J TRUSTEE THOMAS J MENARD 2020 LIVING TRUST P O BOX 555 ORLEANS, MA 02631		55-37-0		43 DAISY LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MENARD THOMAS J TRUSTEE		10/30/2020	F	1 33416-232	
MENARD THOMAS J & SUSAN		07/16/2009	A	10 23894-43	
MENARD THOMAS J		10/29/1993	QS	34,900 8861-158	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
894	09/30/2021	7	ALTERATIONS	3,051	05/10/2022	TCK	100 100
113	03/28/2005	12	CYCLICAL NON	75,000	03/20/2019	NF	100 100
282	06/01/1995	2	ADD	4,000	04/25/2006	JB	100 100
573	09/27/1994	5	OTHER	4,000	05/20/1996	JB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	24,100	12	1.00	12K	1.00	A	1.00	230,160	1.91	A	1.00	R05	1.05		242,810

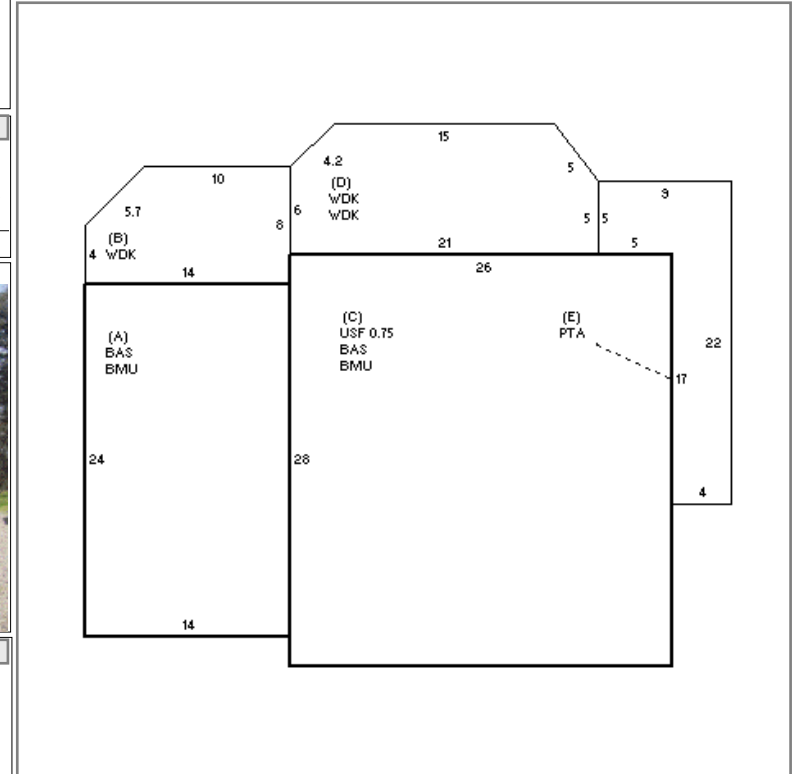
TOTAL	24,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	242,800	229,100
St Ind	SCHOOLHOUSE		BUILDING	458,700	438,500			
Infl	AVERAGE		DETACHED	2,100	2,000			
			OTHER	99,100	93,600			
						TOTAL	802,700	763,200

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X12		120	21.39	2,100



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/20/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/20/2019	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/25/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

G

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	559,410
NET AREA	1,610	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,064		65.84	70,050		
\$NLA(RCN)	\$347	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,064	1994	304.66	324,163		
				ROOF SHAPE	6	SALTBOX	1.00	+	WDK	N	WOOD DECK	462		45.71	21,116		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	USF	L	UPPER STORY FIN	546	1994	216.55	118,238		
				FLOOR COVER	3	W/W CARPET	1.00	E	PTA	O	PATIO	113		18.54	2,095		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 10P	1		11,836.10	11,836		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		ODS	O	OUTDOOR SHOWER	1		2,815.90	2,816		
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1997 / 26
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$458,700

