Key: 3078

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,273

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FOSTER JAMES S III & SUSAN M P O BOX 853 BREWSTER, MA 02631	76-54-0	26 LEONA TERRACE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FOSTER JAMES S III & SUSA	04/10/1990	A	1	7122-339

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

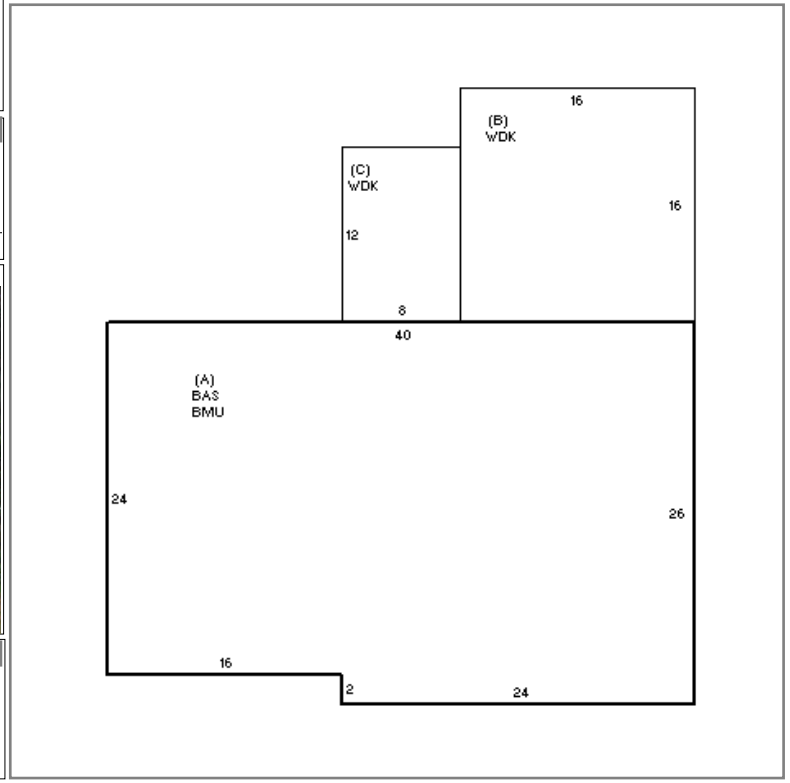
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
399	05/13/2022	7	ALTERATIONS	253,600	03/09/2023	TCK	100	100
22-1064	01/25/2022	6	DEMO	20,000	03/09/2024	TCK	100	100
		14	CYCLICAL GRO		01/22/2021	TCK	100	100
		12	CYCLICAL NON		05/09/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,955	13 1.00	A 1.00	A 1.00	219,200	2.54	A 1.00	R03 1.00			216,720

TOTAL	16,955 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	216,700	204,500
BUILDING	333,900	315,300
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**551,700**	**520,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12		96	22.01	1,100

PHOTO 06/06/2024

BLDG COMMENTS

INFO @ DOOR 3/9/23

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/22/2021	TCK
LIST	1/22/2021	EST
REVIEW	6/6/2024	EMZ

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	1.000
$NLA(RCN)	$349	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,939
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	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		57.03	57,484
A	BAS	L	BASE AREA	1,008	1987	263.90	266,014
+	WDK	N	WOOD DECK	352		39.59	13,936
	F11	O	FPL 1S 1OP	1		7,713.40	7,713
	ODS	O	OUTDOOR SHOWER	1		2,439.20	2,439

TOTAL RCN	351,526

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V

EFF.YR/AGE	2018 / 5	
COND	5 5 %	
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD		$333,900