Key: 3144

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,341

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHEEHAN JOHN P & BARBARA A 153 TOWER HILL CIRCLE BREWSTER, MA 02631	66-48-0	153 TOWER HILL CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHEEHAN JOHN P & BARBARA	01/10/2019	F	100	31774-215
SHEEHAN JOHN	11/21/2003	H	305,008	17954-284
COOK JOHN & COOK JAMES	07/30/2003	N		N/A-N/A

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	%

LAND

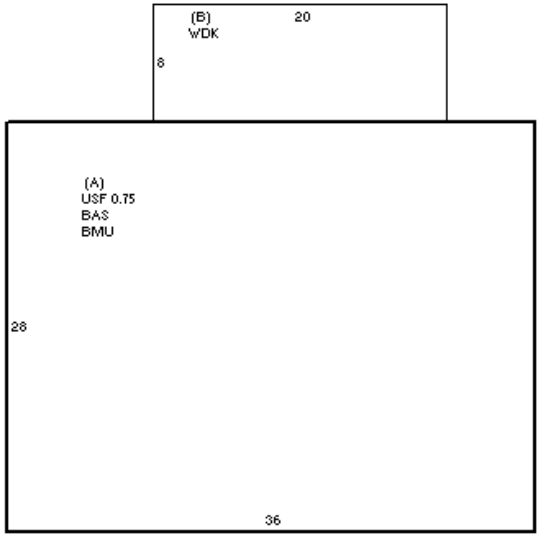
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,555	13 1.00	A 1.00	A 1.00	219,200	2.73	A 1.00	R02 1.00			213,500

TOTAL	15,555 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	213,500	201,400
BUILDING	348,400	329,000
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**563,100**	**531,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X10		80	22.01	1,200

PHOTO 07/10/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/3/2019	NF
LIST	5/3/2019	EST
REVIEW	12/31/2019	MR

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,764	DETAIL ADJ	1.000
$NLA(RCN)	$282	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	1	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	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
A	BMU	N	BSMT UNFINISHED	1,008		57.59	58,053
A	BAS	L	BASE AREA	1,008	1973	266.52	268,648
A	USF	L	UPPER STORY FIN	756	1973	187.52	141,769
B	WDK	N	WOOD DECK	160		39.98	6,397
	BMG	O	BSMT GARAGE	1		4,535.90	4,536
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	497,713

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

EFF.YR/AGE	1973 / 50		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			$348,400