

Key: 331

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 345

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SMYTH WILLIAM A, ROBERT B & SAMUEL A				58-50-0				54 THE TIDES COURT			
54 THE TIDES COURT				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
BREWSTER, MA 02631				SMYTH WILLIAM A, ROBERT B				03/22/2002 J 231,625 14960-121			
				NICKERSON ANN ETAL				03/22/2002 F 14960-117			
				SMYTH ADELLA C TRUSTEE				06/16/1986 XX 5135-181			

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	%
641	08/18/2022	7	ALTERATIONS	6,937	02/24/2023	TCK	100	100
634	09/22/2020	7	ALTERATIONS	19,360	10/07/2020	NF	100	100
248	05/18/1995	2	ADD	2,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	17,750 4	1.00	A	1.00	A	1.00	1,139,840	2.44	A	1.00	BGD 5.20	1,133,960

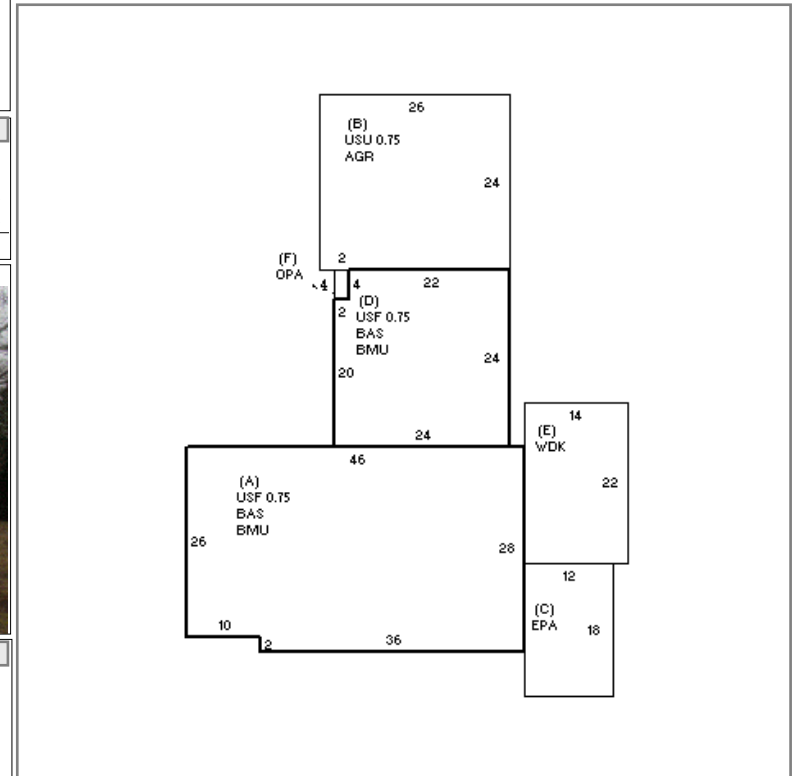
TOTAL	17,750 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	NOTE				LAND	1,134,000	1,069,800
St Ind	AVERAGE		LAND	798,700	754,100			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
					OTHER	0	0	
					TOTAL	1,932,700	1,823,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/7/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/28/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

UNIT

YEAR BLT	1989	SIZE ADJ	0.980
NET AREA	3,213	DETAIL ADJ	1.000
\$NLA(RCN)	\$319	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$14,321
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	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,836		59.80	109,797
+	BAS	L	BASE AREA	1,836	1989	277.94	510,300
+	USF	L	UPPER STORY FIN	1,377	1989	202.53	278,880
B	AGR	N	ATT GARAGE	624		44.46	27,744
B	USU	N	UPPER STORY UNF	468		67.69	31,678
C	EPA	N	ENCLOSED PORCH	216		86.90	18,771
E	WDK	N	WOOD DECK	308		47.02	14,483
F	OPA	N	OPEN PORCH	8		59.98	480
	BMG	O	BSMT GARAGE	1		5,334.30	5,334
	F21	O	FPL 2S 1OP	1		12,176.30	12,176

TOTAL RCN	1,023,964
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$798,700