

Key: 3319

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.517

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
SHIPPEE RAYMOND O JR 44 SANDPIPER LANE BREWSTER, MA 02631		100-7-0	44 SANDPIPER LANE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SHIPPEE RAYMOND O JR		08/06/2013	A	375,000	(201097)
SHIPPEE RAYMOND O SR &		02/13/1976	XX	(66621)	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
339	05/14/2015	7	ALTERATIONS	3,000	04/19/2016	WFF	100 100
276	04/29/2015	1	NEW CONSTRUC	37,000	04/19/2016	WFF	100 100
2	01/02/2014	2	ADD	55,000	07/30/2015	MR	100 100
280	05/25/2005	7	ALTERATIONS	500	06/05/2015	MW	100 100
287	05/10/2000	3	OUT BUILDING	500	03/15/2007	JH	100 100

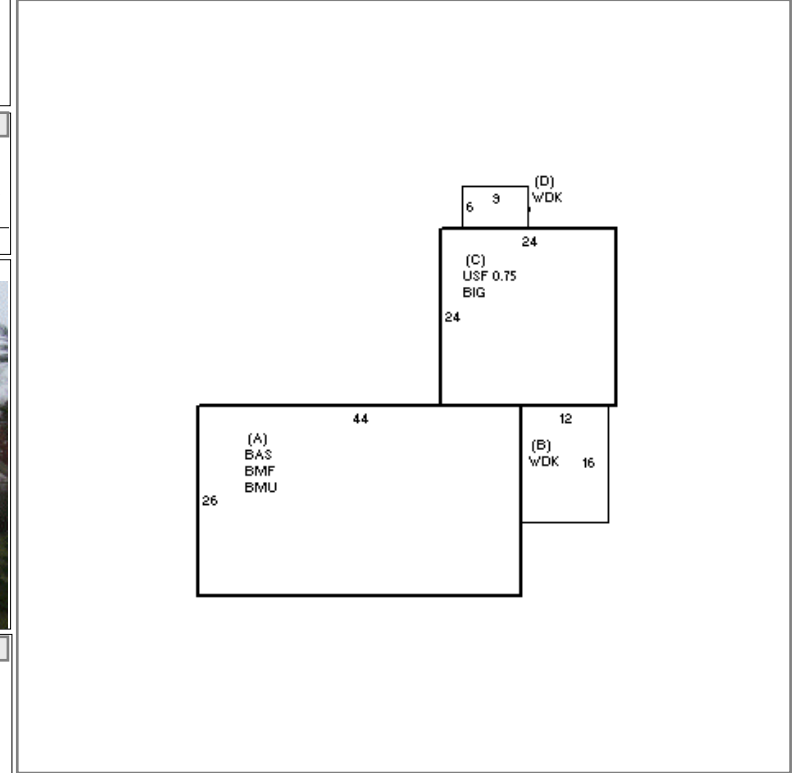
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,740	13	1.00	13M 1.00	A 1.00	219,200	2.24	A	1.00	R02 1.00	222,170

TOTAL	19,740 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	222,200	209,600
St Ind	LUND FARM		BUILDING	422,600	399,300			
Infl	AVERAGE		DETACHED	200	200			
			OTHER	163,000	155,900			
						TOTAL	808,000	765,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 10X12	2000	12	22.94	200	12/08/2020



BLDG COMMENTS
 IN-LAW APT ABOVE GARAGE
 BMF=FR/BR PER PERMIT
 INFO @ DOOR (12/8/20)



BUILDING	CD	ADJ	DESC	MEASURE	12/8/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/8/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	2/11/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,576	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,144		58.16	66,532
\$NLA(RCN)	\$335	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	1,144		33.34	38,137
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,144	1979	248.44	284,211
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	246		38.36	9,436
				FLOOR COVER	3	W/W CARPET	1.00	C	BIG	N	BUILT-IN GARAGE	576		47.62	27,428
				INT FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	432	2015	181.73	78,508
				HEATING/COOL	9	WARM/CL AIR	1.03	F11	O	FPL 1S 1OP	1			7,866.10	7,866
				FUEL SOURCE	1	OIL	1.00	KIT	O	XTRA KITCHEN	1			2,235.10	2,235
								ODS	O	OUTDOOR SHOWER	1			2,487.50	2,488

TOTAL RCN	528,288
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$422,600

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3518

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
SHIPPEE RAYMOND O JR 44 SANDPIPER LANE BREWSTER, MA 02631		100-7-0	44 SANDPIPER LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

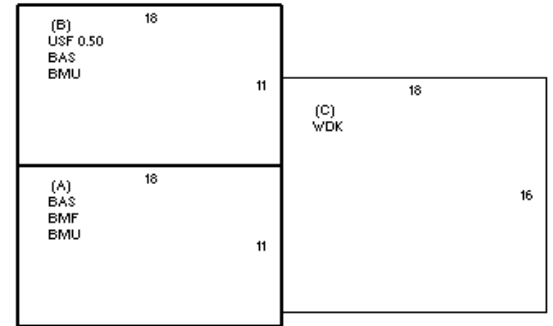
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	163,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/8/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/8/2020	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	2/11/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
 BMF=FAM RM
 INFO @ DOOR (12/8/20)

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	495	DETAIL ADJ	1.000
\$NLA(RCN)	\$387	OVERALL	0.960
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,240	
GARAGE SPACES	0	1.00	
% BSMT FIN	0.5	1.00	
# 1/2 BATHS	1	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	16	FHA+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	396		64.17	25,412
A	BMF	N	BSMT FINISH	198		38.72	7,667
+	BAS	L	BASE AREA	396	2000	288.70	114,325
B	USF	L	UPPER STORY FIN	99	2000	178.30	17,652
C	WDK	N	WOOD DECK	288		37.63	10,838
	F11	O	FPL 1S 1OP	1		7,331.50	7,332
	ODS	O	OUTDOOR SHOWER	1		2,318.40	2,318

TOTAL RCN	191,784
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$163,000