

Key: 365

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 379

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
LAPIDUS DAVID TRUSTEE & LAPIDUS FOTOULIA NICOLE TRUSTEE P O BOX 1997 BROOKLINE, MA 02446		58-44-0		115 THE TIDES COURT	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LAPIDUS DAVID TRUSTEE & LAPIDUS F NICOLE & DAVID		07/12/2013	F	10	27536-181
LICHTY SUSAN C & D TERE NC		05/17/2004	QS	1,275,000	18600-342
		06/10/1983	XX	130,000	3767-52

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,000	4	1.00	A	2,367,360	1.98	10	0.90	BSB	12.00	2,475,340

TOTAL	23,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	NOTE T=ADJACENT TO TOWN LANDING	LAND	2,475,300	2,335,300			
St Ind	AVERAGE		BUILDING	1,104,400	1,054,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		3,579,700	3,389,900			

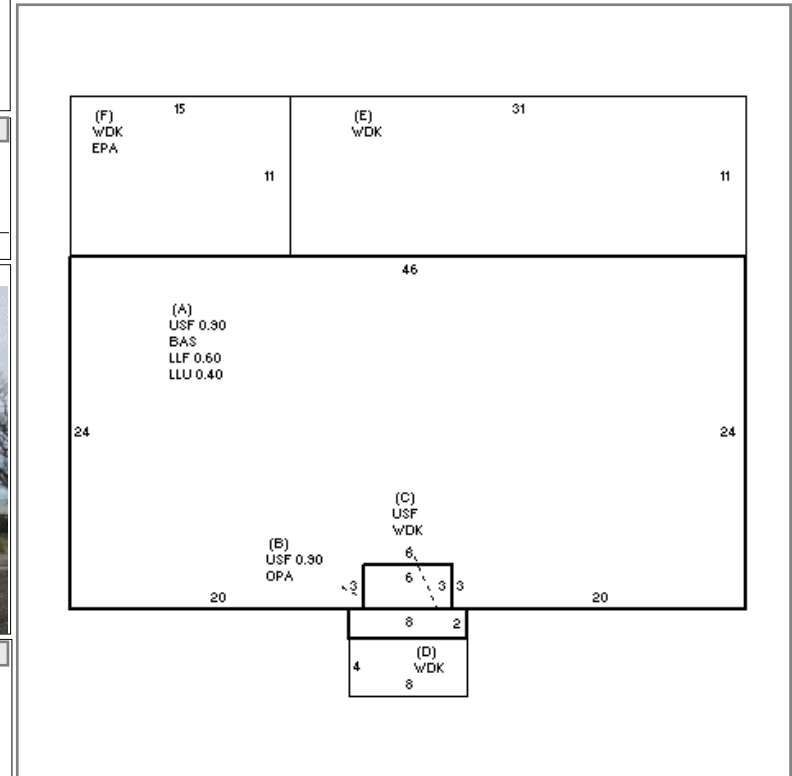
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/18/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/18/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/22/2021	MR
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=FAMILY RM/BEDRM/BATH INTERIOR ESTIMATED PER PLANS (2/22/21)

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	%
743	08/11/2021	7	ALTERATIONS	5,325	05/02/2022	TCK	100	100
503	08/07/2020	6	DEMO	10,000	10/16/2020	NF	100	100
504	08/07/2020	1	NEW CONSTRUC	1,200,000	05/02/2022	TCK	100	100
292	06/21/2010	7	ALTERATIONS	6,975	12/14/2010	JH	100	100
187	04/13/2000	7	ALTERATIONS	1,500			100	100



YEAR BLT	2020	SIZE ADJ	0.990
NET AREA	2,748	DETAIL ADJ	1.000
\$NLA(RCN)	\$414	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	5	1.00	
FIXTURES	16	\$37,066	
GARAGE SPACES	0	1.00	
% BSMT FIN	60	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	434		157.58	68,388
EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	652	2020	232.96	151,887
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,086	2020	460.96	500,606
ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,010	2020	311.10	314,213
FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	18		88.21	1,588
INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	554		69.16	38,313
HEATING/COOL	9	WARM/CL AIR	1.03	F	EPA	N	ENCLOSED PORCH	165		134.91	22,260
FUEL SOURCE	2	GAS	1.00	GEN	O	O	GENERATOR	1		0.00	
				ODS	O	O	OUTDOOR SHOWER	1		4,260.50	4,261

TOTAL RCN	1,138,581
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2020 / 3
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$1,104,400