Key: 4571

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,782

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BEARDSLEY LOIS S 19 BADGER LANE BREWSTER, MA 02631	101-120-0	19 BADGER LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BEARDSLEY LOIS S	03/31/2014	DC		5848-343
BEARDSLEY EDWARD M & LOIS	07/24/1987	XX		5848-343

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	%
		12	CYCLICAL NON		04/01/2013	SF	100	100
538	10/13/1998	7	ALTERATIONS	3,200			100	100
591	11/12/1996	3	OUT BUILDING	1,000	03/07/1997	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,600	13 1.00	A 1.00	A 1.00	219,200	1.67	A 1.00	R02 1.00			240,830

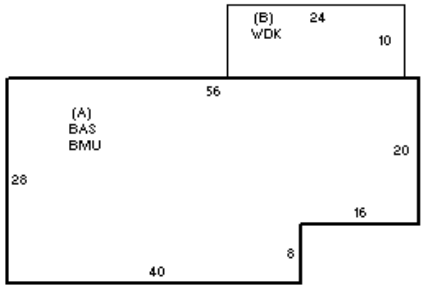
TOTAL	28,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	240,800	227,200
BUILDING	355,200	335,400
DETACHED	2,700	2,600
OTHER	0	0
TOTAL	**598,700**	**565,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	10 X 12	1997	120	21.39	2,100
PTD	A 1.00	50 0.50	12X12		144	9.00	600

PHOTO 12/03/2020



BLDG COMMENTS

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	12/3/2020	TCK
LIST	4/1/2013	SF
REVIEW	2/8/2021	MR

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,440	DETAIL ADJ	1.000
$NLA(RCN)	$316	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
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	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	1,440		52.63	75,784
A	BAS	L	BASE AREA	1,440	1985	241.57	347,861
B	WDK	N	WOOD DECK	240		39.20	9,408
	BMG	O	BSMT GARAGE	1		4,447.00	4,447
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	455,352

CONDITION ELEM	CD
EXTERIOR	G
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	$355,200		