Key: 4597

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,808

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COMER NANCY E & CLIFFORD K 7 LOST MEADOWS ROAD EAST SANDWICH, MA 02537	101-114-0	29 CORNCOB LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COMER NANCY E & CLIFFORD	12/15/1993	A	1	8948-188

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	%
23-846	07/26/2023	7	ALTERATIONS	3,900	07/05/2024	TCK	100	100
23-214	03/02/2023	9	HVAC	30,000	07/05/2024	TCK	100	100
22-950	01/05/2023	7	ALTERATIONS	50,000	07/05/2024	TCK	100	100
369	05/02/2018	7	ALTERATIONS	10,000	07/12/2019	TCK	100	100
1043	12/26/2017	7	ALTERATIONS	22,000	05/23/2018	NF	100	100

LAND

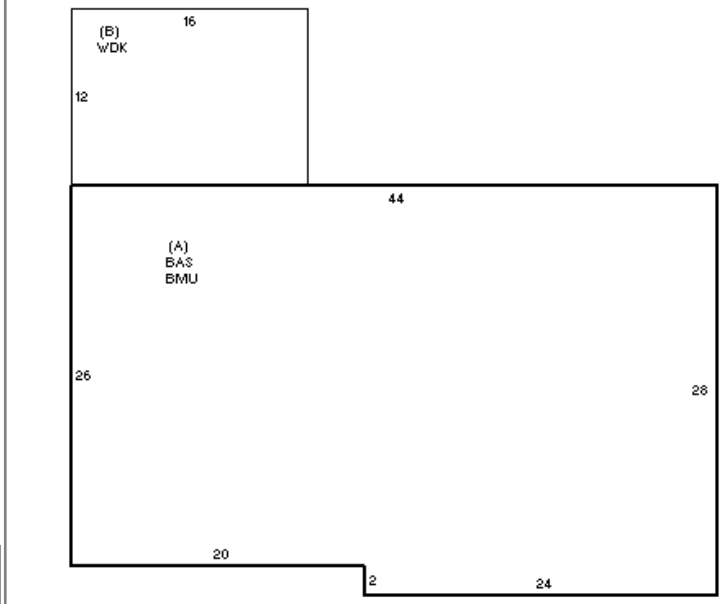
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,790	13 1.00	A 1.00	A 1.00	219,200	1.87	A 1.00	R02 1.00			232,840

TOTAL	24,790 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	232,800	219,700
BUILDING	312,800	271,000
DETACHED	0	0
OTHER	0	0
TOTAL	**545,600**	**490,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/05/2024

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	12/14/2020	TCK
LIST	12/14/2020	EST
REVIEW	7/25/2024	EMZ

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,192	DETAIL ADJ	1.000
$NLA(RCN)	$320	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,488
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	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,192		54.20	64,612
A	BAS	L	BASE AREA	1,192	1981	243.74	290,537
B	WDK	N	WOOD DECK	192		37.63	7,225
	BMG	O	BSMT GARAGE	1		4,269.10	4,269
	F11	O	FPL 1S 1OP	1		7,331.50	7,332

TOTAL RCN 381,463

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

EFF.YR/AGE 1997 / 26

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $312,800