Key: 4709

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,921

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SEGALL ORIN & NANCY (LIFE ESTATE) 60 SOMERSET ROAD BREWSTER, MA 02631	100-100-0	60 SOMERSET ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SEGALL ORIN & NANCY (LIFE	08/26/2016	F	1	29891-210
SEGALL ORIN & NANCY	08/04/1989	QS	57,500	6832-084

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

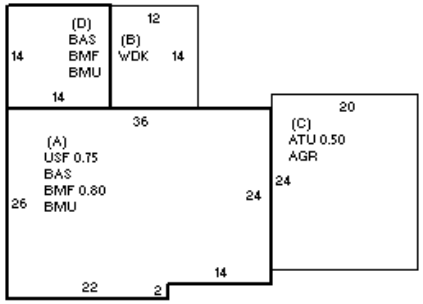
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
254	03/24/2021	7	ALTERATIONS	4,108	04/15/2022	TCK	100	100
170	03/03/2020	7	ALTERATIONS	3,400	12/10/2020	TCK	100	100
558	07/05/2018	7	ALTERATIONS	9,463	07/12/2019	TCK	100	100
478	06/12/2017	7	ALTERATIONS	6,237	05/23/2018	NF	100	100
		12	CYCLICAL NON		03/27/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,500	13 1.00	A 1.00	A 1.00	208,240	2.09	5 0.95	R02 1.00			214,760

TOTAL	21,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE	ESMT		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	214,800	202,600
BUILDING	502,200	480,100
DETACHED	2,200	2,100
OTHER	0	0
TOTAL	**719,200**	**684,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	14X8	2012	112	21.39	2,200

PHOTO 12/10/2020

BLDG COMMENTS

BMF=FAM RM/OFFICE
INFO @ DOOR (12/10/20)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/10/2020	TCK
LIST	4/30/2013	SF
REVIEW	4/28/2022	MR

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,785	DETAIL ADJ	1.000
$NLA(RCN)	$352	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,752
GARAGE SPACES	2	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
+	BMU	N	BSMT UNFINISHED	1,104		63.35	69,940
+	BMF	N	BSMT FINISH	922		39.94	36,827
+	BAS	L	BASE AREA	1,104	1990	284.87	314,497
A	USF	L	UPPER STORY FIN	681	1990	206.28	140,474
B	WDK	N	WOOD DECK	168		43.99	7,390
C	AGR	N	ATT GARAGE	480		44.49	21,355
C	ATU	N	ATTIC UNF	240		59.92	14,380
	F21	O	FPL 2S 1OP	1		11,389.40	11,389
	ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710

TOTAL RCN	627,713

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			$502,200