Key: 4777

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,992

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALSH JAMES G III & M LUCY C/O WALSH JAMES G III & MARY LUCY TRUSTE 13 PELLS FISHING ROAD BREWSTER, MA 02631	137-25-0	13 PELLS FISHING ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALSH JAMES G III & MARY	04/30/2024	F	100	(235786)
WALSH JAMES G III & M LUC	04/10/1998	QS	47,000	(148079)
VILLANDRY DAVID	02/26/1998	A	100	(147582)

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

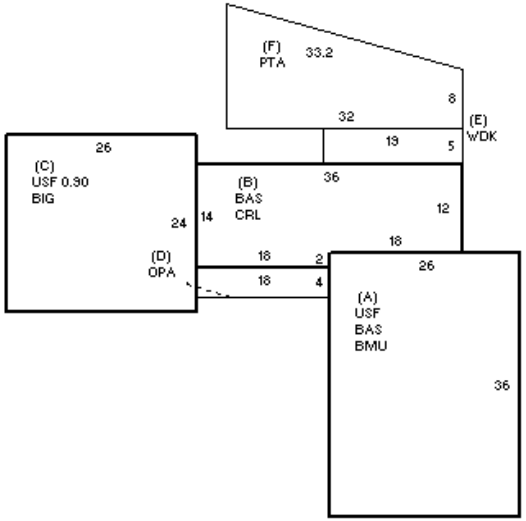
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR-24-15	05/23/2024	3	OUT BUILDING	4,500	05/28/2024	TCK	0	100
944	12/19/2022	2	ADD	128,000	05/28/2024	TCK	50	100
89	01/28/2021	7	ALTERATIONS	5,579	05/16/2022	TCK	100	100
		12	CYCLICAL NON		05/30/2019	NF	100	100
NP		12	CYCLICAL NON		02/01/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,436	9 1.00	9-B 1.00	A 1.00	241,120	2.10	A 1.00	R06 1.10			248,580

TOTAL	21,436 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	OWL POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	248,600	234,500
BUILDING	740,900	676,400
DETACHED	0	0
OTHER	0	0
TOTAL	**989,500**	**910,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	NV 0.00	UC 8X10		80	22.01	

PHOTO 06/11/2024

BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC
INTERIOR ESTIMATED PER PLANS (7/25/2024)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/30/2019	NF
LIST	7/3/2019	NF
REVIEW	5/11/2024	EMZ

YEAR BLT	1999	SIZE ADJ	0.990
NET AREA	2,902	DETAIL ADJ	1.000
$NLA(RCN)	$304	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	11	$18,018
GARAGE SPACES	2	1.00
% BSMT FIN	0	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		73.60	68,886
+	BAS	L	BASE AREA	1,404	1999	301.33	423,073
A	USF	L	UPPER STORY FIN	936	1999	201.25	188,370
B	CRL	N	BSMT CRAWL	468		37.88	17,727
C	BIG	N	BUILT-IN GARAGE	624		59.32	37,018
C	USF	L	UPPER STORY FIN	562	2023	201.25	113,103
D	OPA	N	OPEN PORCH	72		62.37	4,491
E	WDK	N	WOOD DECK	95		48.90	4,645
F	PTA	N	PATIO	400		16.86	6,743

TOTAL RCN	882,074

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

EFF.YR/AGE	2007 / 16	
COND	13	13 %
FUNC	3	UC
ECON	0	
DEPR	16	% GD 84
RCNLD		$740,900