

Key: 4808

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.024

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COOK THOMAS & JUSTINE MELWING SEAN 74 LOCUST LANE BREWSTER, MA 02631				125-84-0				74 LOCUST LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COOK THOMAS & JUSTINE				08/13/2021	QS	460,000	34380-284				
GEISLER MARGARET R				01/06/2020	F	1	32599-59				
GEISLER JAMES S & MARGARE				02/20/1976	XX	64,500	2302-143				

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	%
553	06/15/2021	7	ALTERATIONS	4,800	05/13/2022	TCK	100	100
552	06/15/2021	11	CHANGE OF US		05/13/2022	TCK	100	100
445	05/17/2021	7	ALTERATIONS	4,000	05/13/2022	TCK	100	100
428	05/30/2017	7	ALTERATIONS	4,539	05/08/2018	NF	100	100
101	02/07/2017	7	ALTERATIONS	6,355	05/08/2008	NF	100	100

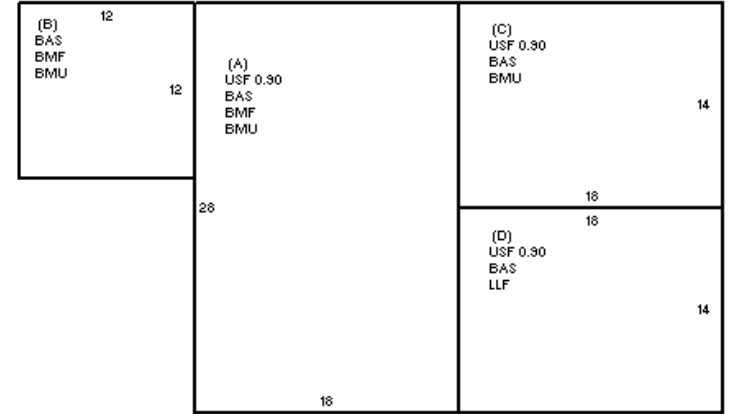
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,170	9	1.00	9-A	1.00	A	1.00	241,120	2.79	A	1.00	R06	1.10			233,960

TOTAL	15,170 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	234,000	220,700
St Ind	ROBINWOOD		BUILDING	404,500	388,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	638,500	608,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/28/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/11/2022	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/26/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	631,963
NET AREA	2,311	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	900		61.95	55,755		
\$NLA(RCN)	\$273	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	648		39.47	25,579		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,152	1974	266.59	307,111		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	907	1974	191.07	173,302		
				FLOOR COVER	2	SOFTWOOD	1.00	D	LLF	L	LOWER LEVEL FIN	252	1974	148.55	37,436		
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		4,669.40	4,669		
				HEATING/COOL	2	HOT WATER	1.00		F22	O	FPL 2S 2OP	1		13,095.60	13,096		
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	F
																KITCHEN	F
																BATHS	F
																HEAT/ELEC	A
																EFF.YR/AGE	1961 / 62
																COND	36 36 %
																FUNC	0
																ECON	0
																DEPR	36 % GD 64
																RCNLD	\$404,500