Key: 4820

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,036

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOUMAN SCOTT A & AMY E 31 LAUREL LANE BREWSTER, MA 02631	125-94-0	31 LAUREL LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOUMAN SCOTT A & AMY E	06/23/2023	QS	850,000	35857-44
EDDY EARL M & ESTHER M TR	02/25/2002	F	1	14852-228
EDDY EARL M & ESTHER M	08/31/2000	D	279,940	13216-290

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	%
	06/23/2023	16	MLS REVIEW	850,000	05/14/2024	JMG	100	100
		14	CYCLICAL GRO		05/21/2019	NF	100	100
265	05/22/2001	2	ADD	7,000	05/30/2002	LB	100	100
434	07/26/2000	5	OTHER	5,500	05/21/2001	LB	100	100
104	03/06/2000	5	OTHER	4,000	05/21/2001	LB	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

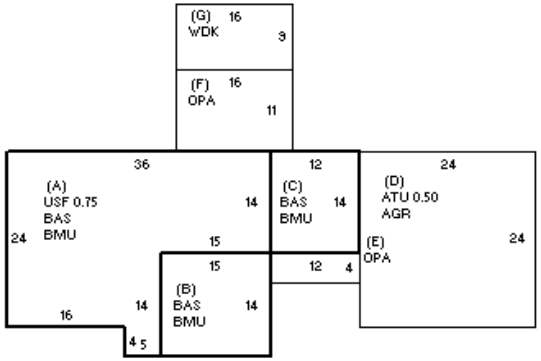
TOTAL	15,170 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	ROBINWOOD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	234,000	220,700
BUILDING	583,200	557,200
DETACHED	0	0
OTHER	0	0
TOTAL	**817,200**	**777,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/21/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/21/2019	NF
LIST	2/12/2007	JH
REVIEW	5/14/2024	JMG

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	1,663	DETAIL ADJ	1.000
$NLA(RCN)	$403	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$13,354
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	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,112		72.50	80,619
+	BAS	L	BASE AREA	944	2000	326.00	307,745
A	USF	L	UPPER STORY FIN	551	2000	238.47	131,397
C	BAS	L	BASE AREA	168	2000	326.00	54,768
D	AGR	N	ATT GARAGE	576		48.70	28,052
D	ATU	N	ATTIC UNF	288		68.56	19,747
+	OPA	N	OPEN PORCH	224		64.20	14,381
G	WDK	N	WOOD DECK	144		50.33	7,248
	F21	O	FPL 2S 1OP	1		13,033.90	13,034

TOTAL RCN	670,343

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

EFF.YR/AGE	2007 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$583,200