Key: 5026

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,247

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SECOR DANIEL T & MARY C 45 CRANBERRY LANE BREWSTER, MA 02631	137-32-0	45 CRANBERRY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SECOR DANIEL T & MARY C	05/11/1990	QS	135,000	7157-126

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	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,995	9 1.00	A 1.00	A 1.00	241,120	1.36	A 1.00	R05 1.10			286,450

TOTAL	37,995 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 9
St Ind	AVERAGE
Infl	AVERAGE

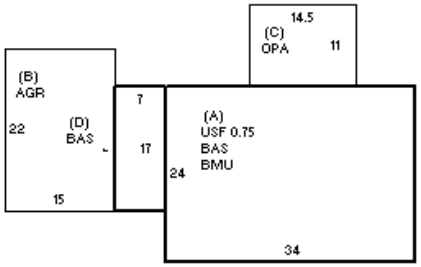
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	286,500	270,300
BUILDING	367,000	346,700
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**655,000**	**618,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X11		88	22.01	1,500

PHOTO 06/04/2019



BUILDING

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

MEASURE	6/4/2019	NF
LIST	6/4/2019	EST
REVIEW	1/7/2020	MR

BLDG COMMENTS

CENTER CHIMNEY

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,547	DETAIL ADJ	1.000
$NLA(RCN)	$308	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	0	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,608
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		60.18	49,107
A	USF	L	UPPER STORY FIN	612	1971	187.53	114,765
B	AGR	N	ATT GARAGE	330		43.08	14,218
C	OPA	N	OPEN PORCH	160		51.00	8,160
+	BAS	L	BASE AREA	935	1971	271.54	253,894
	F21	O	FPL 2S 1OP	2		10,354.00	20,708
	MST	O	MAS/METAL STACK	1		5,127.50	5,128

TOTAL RCN	476,588

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

EFF.YR/AGE	1987 / 36		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$367,000