Key: 5070

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,295

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AUSTIN LAWRENCE R & MARJORIE C/O AUSTIN LAWRENCE R TRUSTEE & 28 CEDAR LANE BREWSTER, MA 02631	124-20-0	28 CEDAR LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AUSTIN LAWRENCE R TRUSTEE	04/23/2024	F	10	36325-102
AUSTIN LAWRENCE R & MARJO	07/24/1996	P	174,900	10314-312
PATRIOT BUILDERS INC	12/18/1995	QS	31,000	9977-53

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	%
24-450	05/16/2024	7	ALTERATIONS	3,500			0	0
652	07/19/2021	7	ALTERATIONS	9,000	05/16/2022	TCK	100	100
23	01/08/2021	7	ALTERATIONS	25,600	05/16/2022	TCK	100	100
		14	CYCLICAL GRO		05/16/2019	NF	100	100
NP		12	CYCLICAL NON		02/09/2007	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	15,120	9 1.00	9-A 1.00	A 1.00	241,120	2.79	A 1.00	R06 1.10			233,900

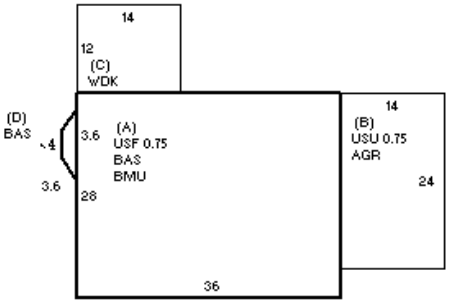
TOTAL	15,120 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	ROBINWOOD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	233,900	220,700
BUILDING	552,500	527,900
DETACHED	0	0
OTHER	0	0
TOTAL	**786,400**	**748,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/16/2022



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	5/16/2019	NF
LIST	2/24/2007	JH
REVIEW	5/27/2022	MR

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	1,778	DETAIL ADJ	1.000
$NLA(RCN)	$366	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,828
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	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		71.14	71,713
A	USF	L	UPPER STORY FIN	756	1996	231.65	175,126
B	AGR	N	ATT GARAGE	336		53.22	17,882
B	USU	N	UPPER STORY UNF	252		71.10	17,917
C	WDK	N	WOOD DECK	168		49.40	8,298
+	BAS	L	BASE AREA	1,022	1996	329.22	336,468
	F21	O	FPL 2S 1OP	1		12,790.30	12,790

TOTAL RCN	650,023

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

EFF.YR/AGE	2003 / 20	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$552,500