

Key: 5083

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.308

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH CHRISTINE M & DONALD T 189 GULF STREET SHREWSBURY, MA 01545				125-10-0				70 OAK LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH CHRISTINE M & DONALD				09/20/2022	QS	652,124	35375-299				
DIPAOLLO ARTHUR TRUSTEE				11/17/2008	F	1	23270-158				
DIPAOLLO ARTHUR A & NATALI				09/18/1995	D	38,500	9846-59				

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-24-11	06/26/2024	3	OUT BUILDING	10,000				0
SR23-46	10/30/2023	3	OUT BUILDING	4,000	05/28/2024	TCK	100	100
23-475	05/03/2023	7	ALTERATIONS	2,544	05/28/2024	TCK	100	100
	09/20/2022	16	MLS REVIEW	652,124	06/26/2023	JMG	100	100
NP		12	CYCLICAL NON		02/13/2007	JH	100	100

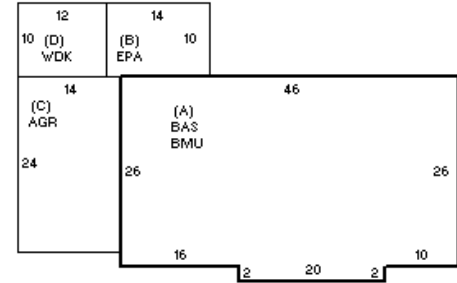
LAND

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	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	233,900	220,700
St Ind	ROBINWOOD		BUILDING	411,800	388,900			
Infl	AVERAGE		DETACHED	1,800	0			
			OTHER	0	0			
TOTAL						647,500	609,600	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00 8X10	2023	80	22.01	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/16/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	6/11/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
PULL DOWN STAIRS TO ATTIC

LAND

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	473,323		
NET AREA	1,236	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,236		62.76	77,573	CONDITION ELEM	CD		
\$NLA(RCN)	\$383	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,236	1995	284.71	351,899	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	140		92.98	13,017	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	336		48.79	16,392	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	120		45.28	5,433	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	2007 / 16
																		COND	13 13 %
																		FUNC	0
																		ECON	0
																		DEPR	13 % GD 87
																		RCNLD	\$411,800