

Key: 5100

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.325

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LUCAS ZACHARY 12 OLD MEADOW ROAD BREWSTER, MA 02631				98-55-0				12 OLD MEADOW ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUCAS ZACHARY				10/16/2020	F	384,113	33366-1				
LUCAS ZACHARY				05/29/2020	V	384,113	32947-166				
TESSON SONIA				02/27/2019	V	370,000	31857-160				

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	%
314	04/01/2021	7	ALTERATIONS	4,800	04/14/2022	TCK	100	100
	05/29/2020	15	SALE REVIEW	384,113	01/27/2021	JMG	100	100
	02/27/2019	16	MLS REVIEW	370,000	02/04/2020	JMG	100	100
		12	CYCLICAL NON		06/05/2013	SF	100	100

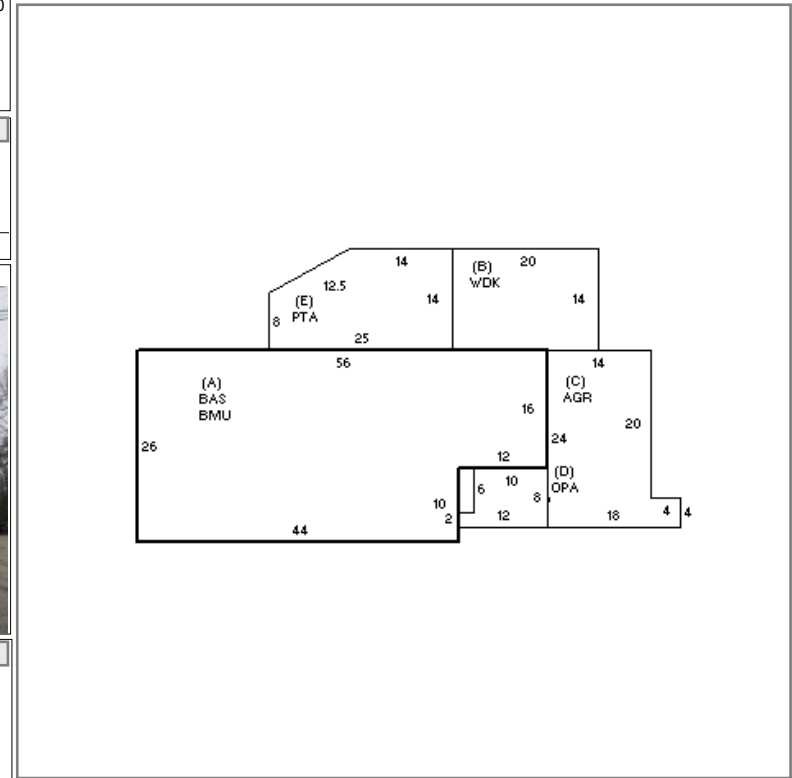
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00		303,350
300	A	0.067	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00		800

TOTAL	1.444 Acres		ZONING	RL	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		NOTE Street Location changed per Jen at the FD 5/10/04 cc	LAND	304,200		287,000			
St Ind	AVERAGE			BUILDING	314,700		301,300			
Infl	AVERAGE			DETACHED	1,200		1,200			
				OTHER	0		0			
				TOTAL	620,100		589,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	70 0.30		1	4,058.10	1,200



BUILDING	CD	ADJ	DESC	MEASURE	12/1/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/1/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/28/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,336	DETAIL ADJ	1.000
\$NLA(RCN)	\$323	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$7,410
GARAGE SPACES	0	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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,336		51.62	68,967
A	BAS	L	BASE AREA	1,336	1980	234.18	312,858
B	WDK	N	WOOD DECK	280		37.24	10,427
C	AGR	N	ATT GARAGE	352		39.31	13,836
D	OPA	N	OPEN PORCH	84		47.50	3,990
E	PTA	N	PATIO	317		12.84	4,070
F11	O		FPL 1S 1OP	1		7,255.20	7,255
ODS	O		OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN	431,107	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	

EFF.YR/AGE	1980 / 43	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73

RCNLD	\$314,700
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