

Key: 5141

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.365

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DENNEHY NEIL & NANCY 7 BLUEBERRY LANE NORTHBOROUGH, MA 01532				98-32-0				20 FAIR OAK DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DENNEHY NEIL & NANCY				11/27/2018	P	138,000	(217988)				
MONKS WILLIAM ARNOLD &				09/02/1998	QS	50,000	(149994)				
MIRANDA SUZANNE				03/30/1990	A	100	N/A-N/A				

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	%
993	11/27/2018	15	SALE REVIEW	138,000	07/25/2019	JMG	100	100
	11/21/2018	1	NEW CONSTRUC	224,000	07/10/2020	TCK	100	100

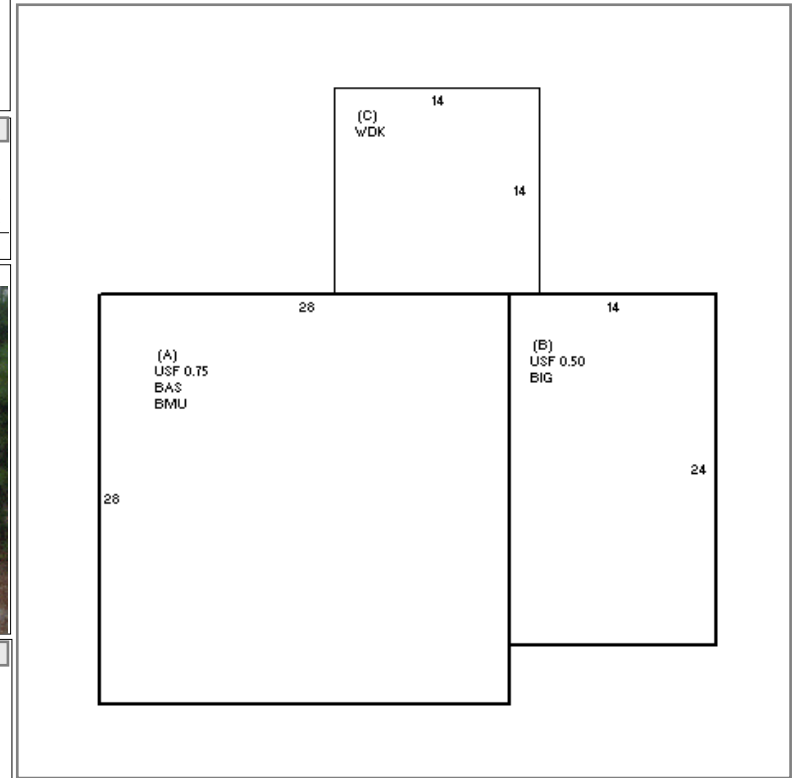
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,079	13	1.00	13G	1.00	A	1.00	252,080	2.80	A	1.00	R04	1.15			244,490

TOTAL	15,079 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE FY2020 House # 20 per FD	LAND	244,500	230,700			
St Ind	CLIFF POND		BUILDING	450,900	430,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		695,400	661,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2019	TCK
MODEL	1		RESIDENTIAL	LIST	7/12/2019	TCK
STYLE	4	1.02	CAPE [100%]	REVIEW	8/3/2020	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2018	SIZE ADJ	1.000
NET AREA	1,540	DETAIL ADJ	1.000
\$NLA(RCN)	\$308	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$8,190
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	4	VINYL	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	784		65.42	51,288
A	BAS	L	BASE AREA	784	2018	305.41	239,444
+	USF	L	UPPER STORY FIN	756	2018	193.04	145,939
B	BIG	N	BUILT-IN GARAGE	336		56.90	19,120
C	WDC	N	WOOD DECK	196		41.16	8,067
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	474,583
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2018 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95

RCNLD	\$450,900
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