Key: 5188

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,409

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROWN WILLIAM L & CATHLEEN M TRUSTEES **19 CRICKET LANE REALTY TRUST** **19 CRICKET LANE** **BREWSTER, MA 02631**	**97-9-0**	**19 CRICKET LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROWN WILLIAM L & CATHLEE	03/09/2022	F	100	(229343)
BROWN WILLIAM L & CATHLEE	08/02/2019	QS	635,000	(220142)
CREONTE JAMES E	05/04/1999	P	65,000	(152987)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	**100**	**TWO FAMILY**		**1**	**1 of 1**

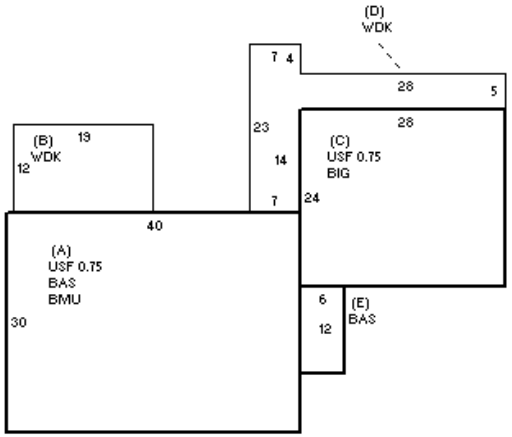
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-540	05/02/2023	7	ALTERATIONS	700	05/15/2024	TCK	100	100
	08/02/2019	15	SALE REVIEW	635,000	06/17/2020	JMG	100	100
1048	12/09/2015	2	ADD	15,000	02/28/2017	NF	100	100
140	02/25/2014	5	OTHER	140	06/01/2015	MW	100	100
		12	CYCLICAL NON		05/20/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	44,866	13 1.00	A 1.00	A 1.00	219,200	1.22	A 1.00	R03 1.00			274,790

TOTAL	1.030 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	274,800	259,200
BUILDING	727,900	695,600
DETACHED	0	0
OTHER	0	0
TOTAL	**1,002,700**	**954,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/04/2024

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	10/28/2020	TCK
LIST	10/28/2020	EST
REVIEW	6/4/2024	EMZ

BLDG COMMENTS

4th BR is in accessory apartment over garage

YEAR BLT	2000	SIZE ADJ	0.990
NET AREA	2,676	DETAIL ADJ	0.950
$NLA(RCN)	$313	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	$19,029
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	2	.95

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	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,200		71.77	86,129
A	BAS	L	BASE AREA	1,200	2000	297.67	357,209
+	USF	L	UPPER STORY FIN	1,404	2000	194.83	273,541
+	WDK	N	WOOD DECK	529		47.34	25,042
C	BIG	N	BUILT-IN GARAGE	672		57.43	38,594
E	BAS	L	BASE AREA	72	2015	297.68	21,433
	F21	O	FPL 2S 1OP	1		12,903.50	12,904
	GEN	O	GENERATOR	1		0.00	
	KIT	O	XTRA KITCHEN	1		2,758.40	2,758

TOTAL RCN	836,638

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

EFF.YR/AGE	2007 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$727,900