Key: 5263

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,483

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CALLAHAN PAUL T & ROSEMARY 8 JUNIPER RIDGE ROAD ACTON, MA 01720	97-43-0	88 BEACH PLUM LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CALLAHAN PAUL T & ROSEMAR	07/16/2020	QS	538,000	33076-274
KISH RICHARD D &	04/06/1998	A	100	11338-330
KISH RICHARD &	04/06/1998	A	100	11338-328

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

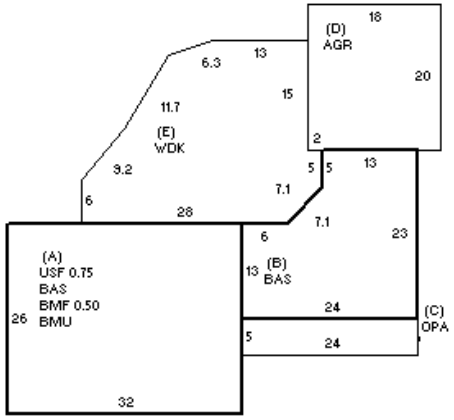
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	07/16/2020	15	SALE REVIEW	538,000	02/18/2021	JMG	100	100
		12	CYCLICAL NON		02/22/2013	MR	100	100
569	09/29/2004	2	ADD	40,000	05/11/2005	JB	100	100
140	03/17/1998	2	ADD	16,000	06/04/1999	JB	100	100
517	08/29/1994	5	OTHER	3,700			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,350	13 1.00	A 1.00	A 1.00	219,200	2.18	A 1.00	R02 1.00			223,580

TOTAL	20,350 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	223,600	210,900
BUILDING	505,400	482,800
DETACHED	5,000	5,000
OTHER	0	0
TOTAL	**734,000**	**698,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X10		120	21.39	1,800
HTB	A 1.00	20 0.80			1	4,058.10	3,200

PHOTO 10/14/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/14/2020	TCK
LIST	2/22/2013	MR
REVIEW	1/13/2021	MR

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,911	DETAIL ADJ	1.000
$NLA(RCN)	$308	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,373
GARAGE SPACES	1	1.00
% BSMT FIN	50	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		60.77	50,561
A	BMF	N	BSMT FINISH	416		41.54	17,282
A	BAS	L	BASE AREA	832	1986	253.89	211,241
A	USF	L	UPPER STORY FIN	624	1998	189.36	118,163
B	BAS	L	BASE AREA	455	2004	253.90	115,523
C	OPA	N	OPEN PORCH	120		51.50	6,180
D	AGR	N	ATT GARAGE	360		42.62	15,342
E	WDK	N	WOOD DECK	642		40.38	25,921
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	MST	O	MAS/METAL STACK	1		5,177.80	5,178
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	587,706
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	$505,400