Key: 5275

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,494

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOMBARDO JOHN & DEBORAH S 53 BEACH PLUM LANE BREWSTER, MA 02631	97-35-0	53 BEACH PLUM LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOMBARDO JOHN & DEBORAH S	07/01/2016	F	1	29774-191
LOMBARDO JOHN	06/27/2016	F	1	29755-328
LOMBARDO JON & DEBORAH S	08/21/2015	F	1	29087-266

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

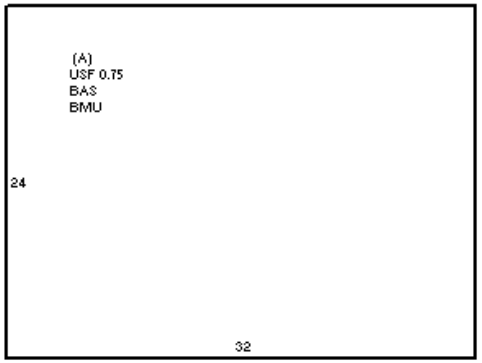
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1265	12/19/2023	7	ALTERATIONS	12,500	05/20/2024	TCK	100	100
019	01/05/2017	7	ALTERATIONS	8,575	05/22/2018	NF	100	100
408	06/03/2015	7	ALTERATIONS	4,986	04/20/2016	WFF	100	100
NP		12	CYCLICAL NON		01/19/2011	JH	100	100
479	10/01/2010	7	ALTERATIONS	4,000	01/19/2011	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	15,250	13 1.00	A 1.00	A 1.00	219,200	2.77	A 1.00	R02 1.00			212,760

TOTAL	15,250 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,800	200,700
BUILDING	273,300	261,700
DETACHED	11,000	10,900
OTHER	0	0
TOTAL	**497,100**	**473,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	G 1.20	50 0.50	30X16		480	45.84	11,000

PHOTO 06/05/2024

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	10/14/2020	EST
REVIEW	6/5/2024	EMZ

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$279	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,566
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	3	W/W CARPET	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	768		60.43	46,414
A	BAS	L	BASE AREA	768	1980	282.14	216,686
A	USF	L	UPPER STORY FIN	576	1980	180.15	103,768

TOTAL RCN 374,434

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 $273,300