Key: 5280

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,499

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WELCH STEPHANIE 117 BEACH PLUM LANE BREWSTER, MA 02631	97-40-0	117 BEACH PLUM LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WELCH STEPHANIE	08/06/2019	QS	355,100	32206-328
SMULLIGAN STEPHEN & LINDA	03/30/1983	XX		3702-231

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

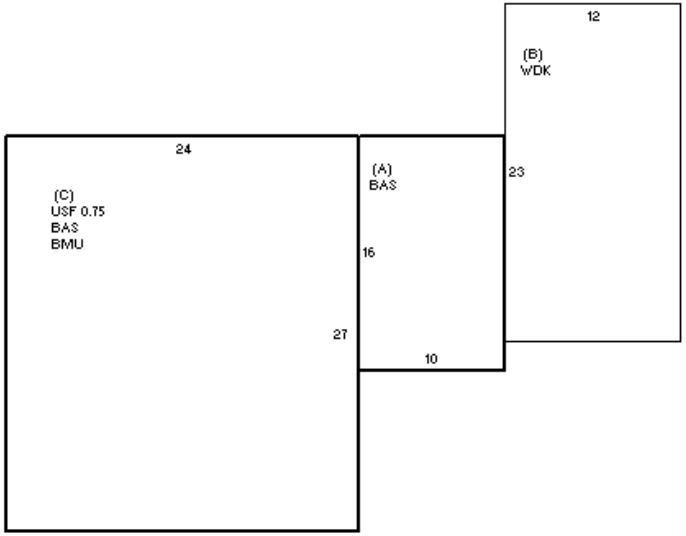
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	08/06/2019	15	SALE REVIEW	355,100	06/16/2020	JMG	100	100
		12	CYCLICAL NON		02/21/2013	MR	100	100
352	06/17/1994	2	ADD	2,000	01/01/1995	RD	100	100
273	09/27/1991	3	OUT BUILDING	800	03/01/1994		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,280	13 1.00	A 1.00	A 1.00	219,200	2.77	A 1.00	R02 1.00			212,840

TOTAL	15,280 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,800	200,800
BUILDING	281,000	269,000
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**495,300**	**471,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X12		96	22.01	1,500

PHOTO 10/14/2020

BLDG COMMENTS

NO FP - WOODSTOVE

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	1/13/2021	MR

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,294	DETAIL ADJ	1.000
$NLA(RCN)	$297	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	808	1980	281.60	227,535
B	WDK	N	WOOD DECK	276		39.98	11,035
C	BMU	N	BSMT UNFINISHED	648		63.55	41,181
C	USF	L	UPPER STORY FIN	486	1980	189.44	92,067
	MST	O	MAS/METAL STACK	1		5,127.50	5,128

TOTAL RCN 384,901

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 $281,000