

Key: 5286

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.505

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LENSCH LORRAINE M TRUSTEE STEVE ALLARD & LORRAINE LENSCH TRUST 165 PLEASANT BAY ROAD HARWICH, MA 02645				86-4-0				837 LONG POND ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LENSCH LORRAINE M TRUSTEE				09/02/2022	DC		35034-31				
ALLARD STEVEN D TRUSTEE E				04/08/2022	F	100	35034-31				
ALLARD AMANDA M & STEVEN				05/08/2006	QS	375,000	20981-121				

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	%
274	05/21/2004	12	CYCLICAL NON		03/22/2013	SF	100	100
18	01/20/1999	2	ADD	50,000	05/17/2005	JB	100	100
42	01/28/1997	7	ALTERATIONS	5,000			100	100
		1	NEW CONSTRUCT	71,000	04/08/1998	BC	100	100


LAND

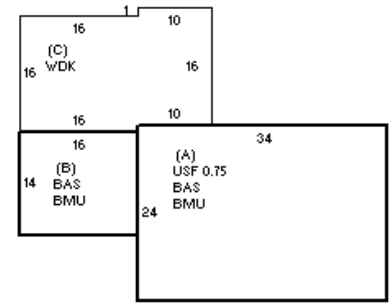
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	49,500	13	1.00	A	1.00	A	1.00	197,280	1.14	A	1.00	RM2	0.90			256,040

DETACHED

TOTAL	1.136 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	256,000	241,600
St Ind	AVERAGE		BUILDING	401,300	383,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	657,300	625,300

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/26/2021
									



BUILDING	CD	ADJ	DESC	MEASURE	2/26/2021	TCK
MODEL	1		RESIDENTIAL	LIST	5/17/2005	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	3/23/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489,434
NET AREA	1,652	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,040		57.59	59,896		
\$NLA(RCN)	\$296	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	816	1997	266.52	217,477		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1997	187.53	114,765		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	224	2004	266.52	59,700		
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	416		39.98	16,633		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354		
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	2	GAS	1.00										

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

EFF. YR/AGE	1998 / 25
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82

RCNLD	\$401,300
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