Key: 5375

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,593

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SCHUYLER LYNDA J 153 COMMONS WAY BREWSTER, MA 02631	97-104-0	153 COMMONS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SCHUYLER LYNDA J	05/29/2020	F	100	32945-109
SCHUYLER PHILIP A & LYNDA	10/28/1991	A	1	7729-215

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

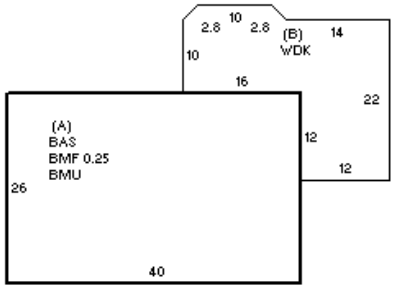
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-896	10/23/2023	77	SOLAR PANELS	43,690	05/16/2024	TCK	100	100
1	01/03/2022	7	ALTERATIONS	5,400	03/03/2023	TCK	100	100
1071	12/19/2018	7	ALTERATIONS	3,600	07/11/2019	TCK	100	100
		12	CYCLICAL NON		05/20/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,300	13 1.00	13L 1.00	A 1.00	175,360	2.38	A 1.00	R07 0.80			175,450

TOTAL	18,300 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	COMMONS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	175,500	165,500
BUILDING	252,300	241,600
DETACHED	0	0
OTHER	0	0
TOTAL	**427,800**	**407,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/04/2024

BUILDING

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

MEASURE	10/19/2020	TCK
LIST	10/19/2020	EST
REVIEW	6/4/2024	EMZ

BLDG COMMENTS

BMF=OFFICE

INFO @ DOOR 10/19/20

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.000
$NLA(RCN)	$337	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,240
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		54.20	56,373
A	BMF	N	BSMT FINISH	260		38.72	10,068
A	BAS	L	BASE AREA	1,040	1974	250.84	260,872
B	WDK	N	WOOD DECK	448		37.63	16,860

TOTAL RCN	350,412

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

EFF.YR/AGE	1977 / 46		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	$252,300		