Key: 5425

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,642

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THOMPSON JEAN S TRUSTEE THOMPSON TRUST P O BOX 1567 BREWSTER, MA 02631	86-51-0	44 CAROL ANN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THOMPSON JEAN S TRUSTEE	01/29/2003	DC		16311-148
THOMPSON ROBERT L & JEAN	08/07/1995	F	100	9787-241

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	%
242	03/22/2018	7	ALTERATIONS	9,000	07/12/2019	TCK	100	100
		12	CYCLICAL NON		04/18/2013	SF	100	100
839	11/02/2012	7	ALTERATIONS	1,500	02/08/2013	MR	100	100
247	05/18/1995	5	OTHER	626			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	13 1.00	A 1.00	A 1.00	219,200	2.82	A 1.00	R03 1.00			212,500

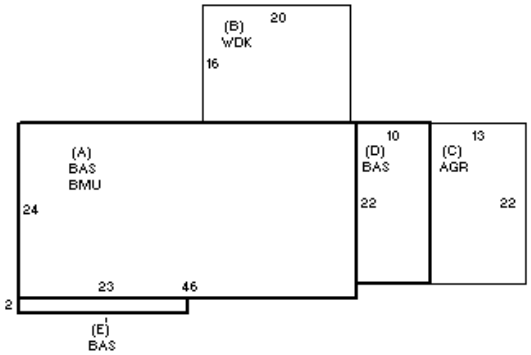
TOTAL	15,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,500	200,500
BUILDING	313,400	296,000
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**527,000**	**497,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X8		64	22.01	1,100

PHOTO 02/08/2021



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	2/8/2021	TCK
LIST	4/18/2013	SF
REVIEW	3/11/2021	MR

BLDG COMMENTS

INFO AT DOOR (2/8/2021)

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	1,370	DETAIL ADJ	1.000
$NLA(RCN)	$322	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,500
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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,104		56.46	62,335
B	WDK	N	WOOD DECK	320		39.20	12,544
C	AGR	N	ATT GARAGE	286		43.10	12,327
+	BAS	L	BASE AREA	1,370	1975	246.50	337,705
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	441,463

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

EFF.YR/AGE	1975 / 48		
COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71
RCNLD	$313,400		