Key: 5427

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,644

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CURRAN JAMES T ET AL, CO-TRUSTEES 160 NORTH ROW ROAD STERLING, MA 01564	86-53-0	20 CAROL ANN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CURRAN JAMES T ET AL, CO	01/29/2003	QS	250,000	16313-015
HERRON DENISE L &	01/29/2003	A	1	16313-014
DUDLEY JOHN LIFE ESTATE	11/05/1999	A	1	12648-181

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

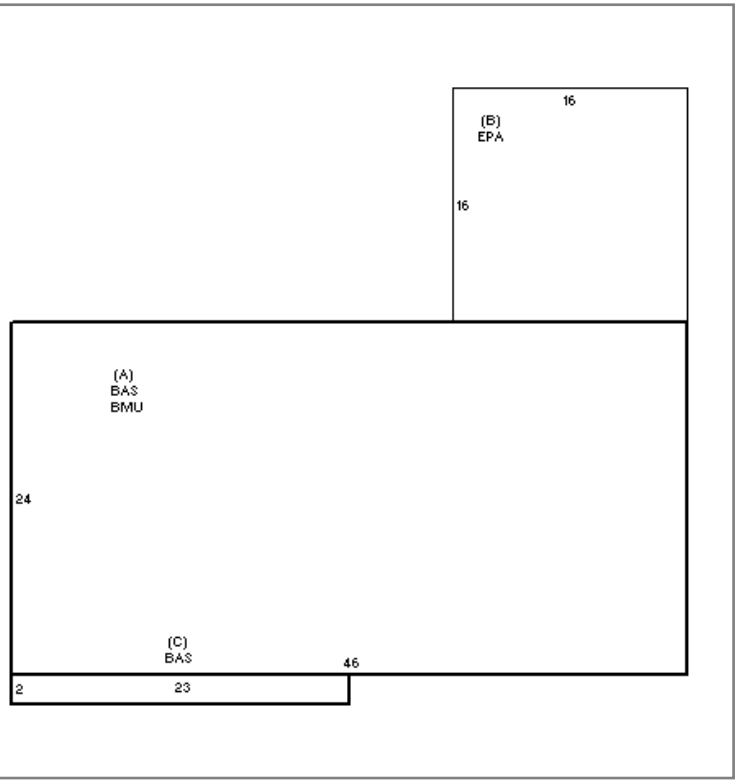
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
149	03/03/2016	2	ADD	50,000	04/05/2017	NF	100	100
		12	CYCLICAL NON		04/18/2013	SF	100	100
488	08/25/1997	3	OUT BUILDING	1,760	03/31/1999	GF	100	100

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	332,100	313,700
DETACHED	2,500	2,400
OTHER	0	0
TOTAL	**547,100**	**516,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	12X12	1997	144	21.39	2,500

PHOTO 02/08/2021

BLDG COMMENTS

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	2/8/2021	EST
REVIEW	3/11/2021	MR

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	1,150	DETAIL ADJ	1.000
$NLA(RCN)	$340	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
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	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	EPA	N	ENCLOSED PORCH	256		72.45	18,547
+	BAS	L	BASE AREA	1,150	1975	253.89	291,979
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	390,713

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

EFF.YR/AGE	2003 / 20	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$332,100