Key: 5429

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,646

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'BRIEN JAMES P & LORAINE C 59 CAROL ANN DRIVE BREWSTER, MA 02631	86-63-0	59 CAROL ANN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'BRIEN JAMES P & LORAINE	10/19/2001	A	1	14342-150
GOSS LORAINE C	03/11/1997	H	100	10644-136

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

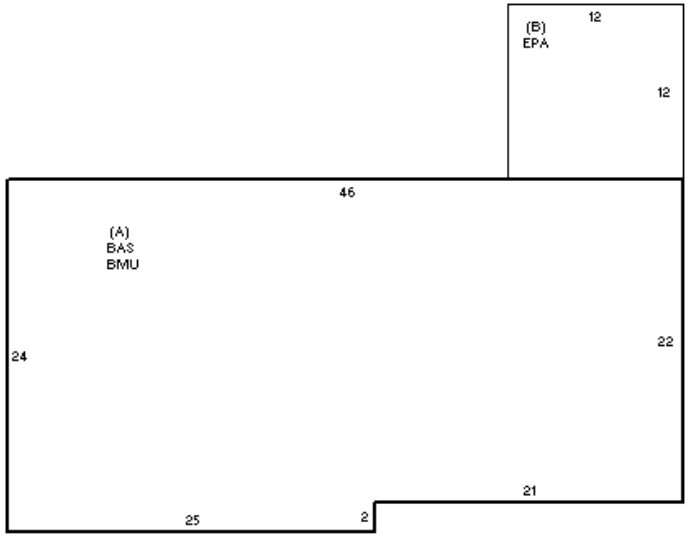
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1095	12/14/2021	77	SOLAR PANELS	23,600	04/18/2022	TCK	100	100
		12	CYCLICAL NON		04/18/2013	SF	100	100
887	11/26/2012	3	OUT BUILDING	15,000	02/11/2013	MR	100	100
44	01/23/2002	2	ADD	13,000	05/16/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,970	13 1.00	A 1.00	A 1.00	219,200	2.67	A 1.00	R03 1.00			214,460

TOTAL	15,970 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	214,500	202,300
BUILDING	255,900	245,100
DETACHED	13,900	13,700
OTHER	0	0
TOTAL	**484,300**	**461,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STU	A 1.00	10 0.90	14X22	2012	308	50.00	13,900

PHOTO 04/18/2022

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	5/16/2003	TN
REVIEW	4/28/2022	MR

BLDG COMMENTS

17 SOLAR PANELS

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,062	DETAIL ADJ	1.000
$NLA(RCN)	$344	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	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	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	1,062		56.46	59,964
A	BAS	L	BASE AREA	1,062	1974	261.29	277,490
B	EPA	N	ENCLOSED PORCH	144		80.50	11,592
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	365,598

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

EFF.YR/AGE	1974 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$255,900