Key: 5447

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,664

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CALDWELL CYNTHIA HAHN &	97-44-0	78 BEACH PLUM LANE
CALDWELL DOUGLAS M		
78 BEACH PLUM LANE		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CALDWELL CYNTHIA HAHN &	08/01/1996	A	100	10327-037

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

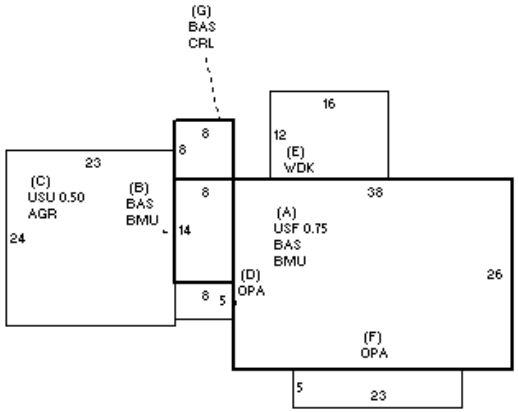
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR22-30	07/18/2022	3	OUT BUILDING	5,100	05/07/2023	NMP	100	100
		14	CYCLICAL GRO		10/14/2020	TCK	100	100
143	02/20/2018	2	ADD	18,000	07/11/2019	TCK	100	100
		12	CYCLICAL NON		02/22/2013	MR	100	100
48	02/03/2000	2	ADD	5,500	03/08/2000	LB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,920	13 1.00	A 1.00	A 1.00	219,200	2.32	A 1.00	R02 1.00			220,780

TOTAL	18,905 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	220,800	208,300
BUILDING	551,700	521,100
DETACHED	2,100	2,100
OTHER	0	0
TOTAL	**774,600**	**731,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	8X12	2022	96	22.01	2,100

PHOTO 10/14/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/14/2020	TCK
LIST	10/14/2020	EST
REVIEW	1/13/2021	MR

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	1,905	DETAIL ADJ	1.000
$NLA(RCN)	$345	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,241
GARAGE SPACES	2	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	4	VINYL	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,100		66.46	73,102
+	BAS	L	BASE AREA	1,100	2000	298.83	328,718
A	USF	L	UPPER STORY FIN	741	2000	216.39	160,344
C	AGR	N	ATT GARAGE	552		44.64	24,642
C	USU	N	UPPER STORY UNF	276		66.42	18,332
+	OPA	N	OPEN PORCH	155		58.85	9,122
E	WDK	N	WOOD DECK	192		46.14	8,858
G	CRL	N	BSMT CRAWL	64		35.73	2,287
G	BAS	L	BASE AREA	64	2018	298.83	19,125

TOTAL RCN	656,771

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

EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$551,700