Key: 5565

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,781

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
YOUNGSTROM RICHARD & KAUFMAN A MORSE ELISE 20 JOHN A ANDREW STREET JAMAICA PLAIN, MA 02130	74-97-0	580 GULLS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
YOUNGSTROM RICHARD & KAUF	10/22/1999	J	100	12616-324
YOUNGSTROM RICHARD & KAUF	08/22/1986	XX		5261-140

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

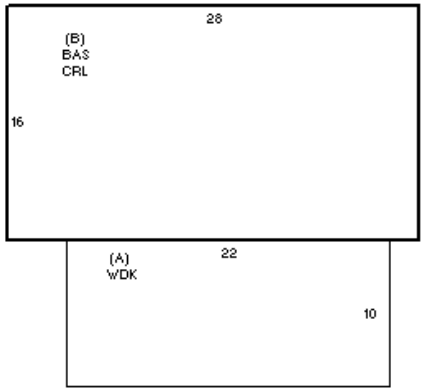
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		04/10/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,401	13 1.00	A 1.00	A 1.00	210,432	7.09	40 0.60	UPV 1.60			185,050

TOTAL	5,401 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 13	NOTE	T=SLOPE, EASEMENT AND MIDDLE LOCATION		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	185,100	174,600
BUILDING	48,300	45,600
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**234,900**	**221,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	12X10+4X5		140	21.39	1,500

PHOTO 03/02/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	M	0.55	MINIMAL [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/2/2021	TCK
LIST	3/2/2021	EST
REVIEW	3/23/2021	MR

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	448	DETAIL ADJ	1.000
$NLA(RCN)	$180	OVERALL	0.910

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$1,952
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	3	FOUN WALL	1.00
EXT COVER	11	ASPHALT SH	0.96
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	4	WALL BOARD	1.00
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	5	WOOD	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	220		19.62	4,316
B	CRL	N	BSMT CRAWL	448		15.20	6,808
B	BAS	L	BASE AREA	448	1920	150.52	67,431

TOTAL RCN 80,508

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

EFF.YR/AGE 1933 / 90

COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60

RCNLD $48,300