

Key: 5697

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.914

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
CUNNINGHAM EILEEN J TRUSTEE EILEEN J CINNINGHAM 2023 LIVING TRUST 31 WINSLOW DRIVE ORLEANS, MA 02653										74-55-0				74 CLARK ROAD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
CUNNINGHAM EILEEN J TRUST										03/27/2023		F		1		35700-70	
CUNNINGHAM EILEEN J										05/10/2022		DC				1594-102	
CUNNINGHAM BRUCE A & EIL										01/27/1972		XX		4,200		1594-102	

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	%
284		12	CYCLICAL NON		11/09/2011	MR	100	100
285	07/17/1992	12	CYCLICAL NON		11/17/2003	JB	100	100
	07/17/1992	3	OUT BUILDING		01/01/1995	RD	100	100
		5	OTHER				100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	15,100	15	1.00	15A	1.00	A	1.00			328,800	2.80	A	1.00	R04	1.50						318,930

TOTAL	15,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	318,900	300,900
St Ind	SHEEP POND EST.		BUILDING	252,400	238,300			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
						TOTAL	573,100	541,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X12	1992	120	21.39	1,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/9/2011	MR
STYLE	1	1.00	RANCH [100%]	REVIEW	11/8/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		58.16	60,484
\$NLA(RCN)	\$347	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,040	1973	269.13	279,894
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	144		40.38	5,814
				ROOF COVER	1	ASPH/CMP SH	1.00	F11	O	O	FPL 1S 1OP	1		7,866.10	7,866
				FLOOR COVER	3	W/W CARPET	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,487.50	2,488
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/CL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	360,563	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
		EFF.YR/AGE	1973 / 50
		COND	30 30 %
		FUNC	0
		ECON	0
		DEPR	30 % GD 70
		RCNLD	\$252,400

