Key: 5734

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,953

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HAMMOND SEYMOUR B & LORRAINE C TRUSTEES/69 MARTINGALE LANE NT P O BOX 254 BREWSTER, MA 02631	47-50-0	69 MARTINGALE LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HAMMOND SEYMOUR B & LORRA	10/18/2000	F	1	13304-128
HAMMOND SEYMOUR B & LORRA	10/18/2000	F	1	13304-126
HAMMOND SEYMOUR B & LORRA	05/01/1997	F	100	10728-137

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	%
		14	CYCLICAL GRO		12/21/2017	NF	100	100
697	09/11/2015	7	ALTERATIONS	3,819	05/05/2016	WFF	100	100
NP		12	CYCLICAL NON		11/19/2007	REO	100	100
265	06/05/1996	5	OTHER	2,500	03/01/1997		100	100
189	05/09/1996	5	OTHER	8,000	03/01/1997		100	100

LAND

CD	T	AC/SF/UN	Nbhd		St Ind		Infl		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12	1.00	12A	1.00	A	1.00	230,160	1.00	A	1.00	R04	1.05			318,510
300	A	0.543	12	1.00	12A	1.00	A	1.00	12,600	1.00	A	1.00	R04	1.05			6,840

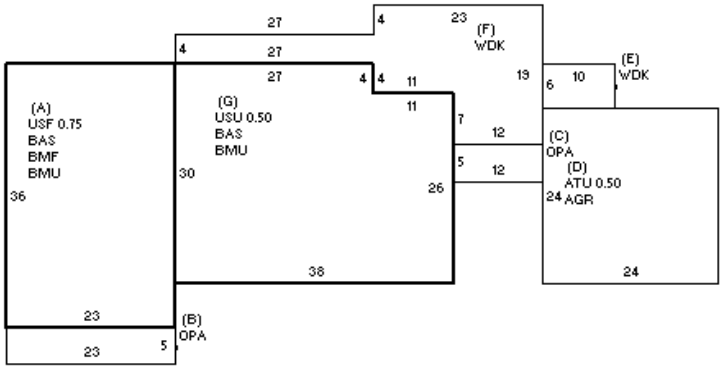
TOTAL	1.920 Acres	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	PADDOCK WAY				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	325,400	306,900
BUILDING	948,100	906,100
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**1,275,000**	**1,214,500**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30	0.70	8X12		96	22.01	1,500

PHOTO 12/21/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/21/2017	NF
LIST	12/21/2017	EST
REVIEW	5/23/2018	TD

YEAR BLT	1996	SIZE ADJ	0.990
NET AREA	2,545	DETAIL ADJ	1.000
$NLA(RCN)	$438	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	$21,700
GARAGE SPACES	2	1.00
% BSMT FIN	10	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	1	HARDWOOD	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	1,924		68.65	132,092
A	BMF	N	BSMT FINISH	828		49.02	40,593
+	BAS	L	BASE AREA	1,924	1996	312.30	600,859
A	USF	L	UPPER STORY FIN	621	1996	253.18	157,222
+	OPA	N	OPEN PORCH	175		68.85	12,050
D	AGR	N	ATT GARAGE	576		52.23	30,085
D	ATU	N	ATTIC UNF	288		73.54	21,178
+	WDK	N	WOOD DECK	528		53.98	28,503
G	USU	N	UPPER STORY UNF	548		77.71	42,585
	F21	O	FPL 2S 1OP	1		13,978.80	13,979
	GFP	O	GAS FIREPLACE	1		4,304.80	4,305
	MST	O	MAS/METAL STACK	1		6,922.60	6,923
	ODS	O	OUTDOOR SHOWER	1		3,325.70	3,326

TOTAL RCN	1,115,398

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

EFF.YR/AGE	2003 / 20		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$948,100