Key: 6112

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,346

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COYNE JUDITH A 226 LELAND ROAD BREWSTER, MA 02631	33-1-0	226 LELAND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COYNE JUDITH A	05/30/1991	A	1	(123457)

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	%
797	11/06/2020	7	ALTERATIONS	3,756	12/22/2020	NF	100	100
NP		12	CYCLICAL NON		01/14/2008	JH	100	100
539	09/13/2002	5	OTHER	7,500	05/19/2003	TN	100	100
55	01/28/2002	2	ADD	115,000	05/19/2003	TN	100	100
92	03/26/1990	2	ADD	25,000	03/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,000	12 1.00	12F 1.00	A 1.00	230,160	2.13	A 1.00	PV1 1.05			236,330

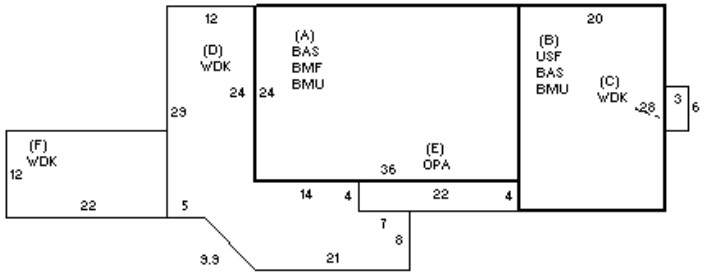
TOTAL	20,996 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE	POND VIEW		
St Ind	LELAND/CRANE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	236,300	223,000
BUILDING	640,200	604,700
DETACHED	5,500	5,500
OTHER	0	0
TOTAL	882,000	833,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	8X12		96	26.41	2,300
HTB	A 1.00	20 0.80			1	4,058.10	3,200

PHOTO 12/22/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	G-	1.20	GOOD - [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/12/2017	NF
LIST	2/14/2008	REO
REVIEW	1/26/2021	MR

BLDG COMMENTS
GENERATOR

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,984	DETAIL ADJ	1.000
$NLA(RCN)	$363	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$13,759
GARAGE SPACES	0	1.00
% BSMT FIN	25	1.00
# 1/2 BATHS	0	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,424		61.89	88,132
A	BMF	N	BSMT FINISH	864		41.87	36,171
A	BAS	L	BASE AREA	864	1977	284.09	245,450
B	BAS	L	BASE AREA	560	2002	284.09	159,088
B	USF	L	UPPER STORY FIN	560	2002	218.41	122,310
+	WDK	N	WOOD DECK	879		46.10	40,521
E	OPA	N	OPEN PORCH	88		58.80	5,174
	MST	O	MAS/METAL STACK	1		5,911.80	5,912
	ODS	O	OUTDOOR SHOWER	1		2,840.00	2,840

TOTAL RCN	719,358

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

EFF.YR/AGE	2011 / 12	
COND	11 11 %	
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$640,200