

Key: 6181

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.415

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
PHILLIPS CARL JR TRUSTEE CARL PHILLIPS JR REVOCABLE TRUST 30 LELAND ROAD BREWSTER, MA 02631		24-39-0		30 LELAND ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PHILLIPS CARL JR TRUSTEE		03/02/2020	QS	385,000	32728-336
DONAHUE PAUL E JR & MICHE		09/15/2005	QS	338,000	20261-322
REIDY VIRGINIA M TRUSTEE		01/28/2004	F	1	18165-062

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 %
24-691	08/14/2024	7	ALTERATIONS	1,766			0 0
24-39	04/10/2024	2	ADD	30,000			0 0
65	01/27/2022	7	ALTERATIONS	31,189	03/22/2023	TCK	100 100
	03/02/2020	15	SALE REVIEW	385,000	01/14/2021	JMG	100 100
550	07/30/2012	7	ALTERATIONS	1,500	01/28/2013	SF	100 100

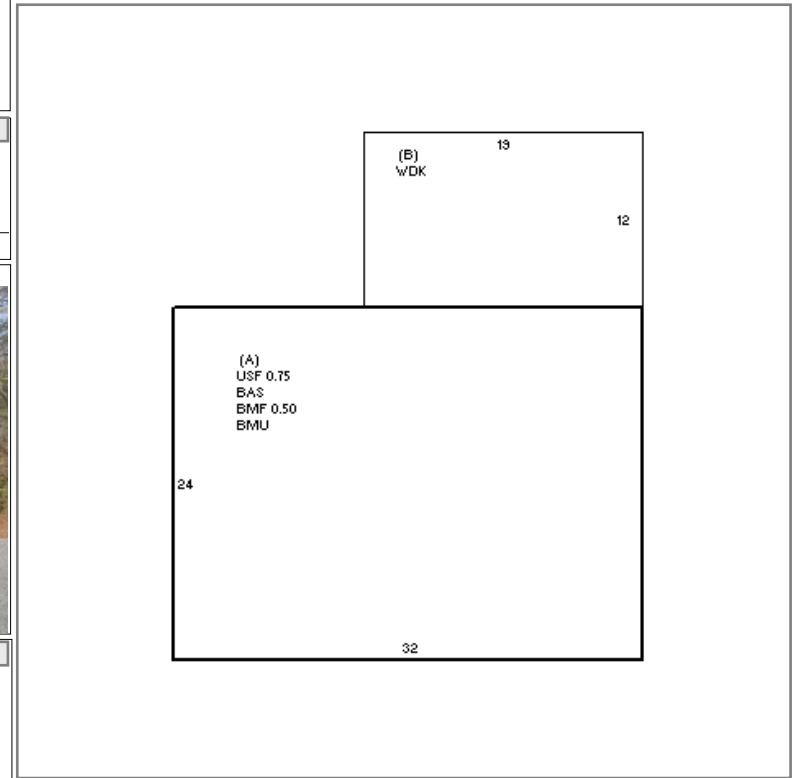
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,780	12	1.00	12F 1.00 A 1.00	219,200	2.44	A	1.00	R03	1.00	218,130

TOTAL	17,780 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	218,100	205,800			
St Ind	LELAND/CRANE		BUILDING	351,100	335,700			
Infl	AVERAGE		DETACHED	1,100	1,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>570,300</b>	<b>542,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8X12		96	22.01	1,100



BUILDING	CD	ADJ	DESC	MEASURE	10/11/2017	NF
MODEL	1		RESIDENTIAL	LIST	1/11/2008	JHO
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/8/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$323	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,190
GARAGE SPACES		0	1.00
% BSMT FIN		50	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	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		65.42	50,242
A	BMF	N	BSMT FINISH	384		42.35	16,264
A	BAS	L	BASE AREA	768	1980	305.41	234,557
A	USF	L	UPPER STORY FIN	576	1980	195.01	112,326
B	WDK	N	WOOD DECK	228		41.16	9,385
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	433,499
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$351,100