

Key: 6187

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.421

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LAVIN JAMES B 127 DILLINGHAM ROAD BREWSTER, MA 02631				24-19-0				127 DILLINGHAM ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAVIN JAMES B				11/17/2020	QS	510,000	33480-78				
LAVENDER TRACY F				05/05/2015	F	1	28846-194				
LAVENDER MICHAEL L & TRAC				07/05/2000	A		13113-041				

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	%
50	11/17/2020	15	SALE REVIEW	510,000	03/25/2021	JMG	100	100
	02/18/2010	7	ALTERATIONS	1,237	12/17/2010	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,101	12	1.00	12M 1.00 A 1.00	252,080	2.30	A	1.00	R06	1.15	254,370

DETACHED

TOTAL	19,101 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	254,400	240,000			
St Ind	STONYBROOK		BUILDING	375,100	354,200			
Infl	AVERAGE		DETACHED	1,600	1,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>631,100</b>	<b>595,700</b>			

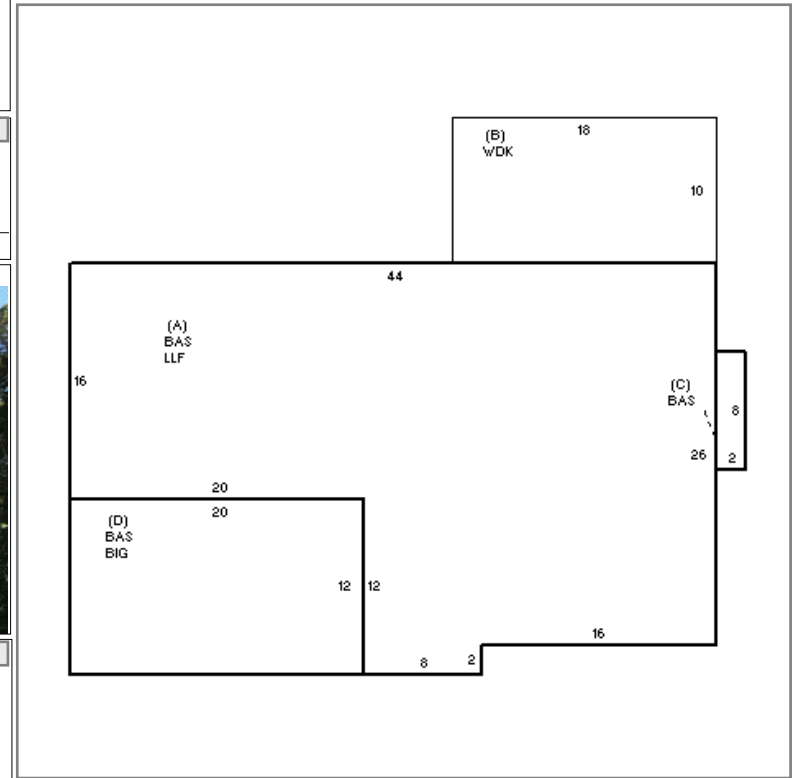
BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X12		96	22.01	1,100
DDK	A	1.00	50 0.50 8X10		80	12.50	500



BUILDING	CD	ADJ	DESC	MEASURE	10/31/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/25/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/25/2021	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,176	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	960	1983	127.33	122,239
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	180		39.20	7,056
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,216	1983	246.50	299,744
				ROOF COVER	1	ASPH/CMP SH	1.00	D	BIG	N	BUILT-IN GARAGE	240		56.40	13,537
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	O	FPL 1S 1OP	1		7,637.00	7,637
				INT FINISH	2	DRYWALL	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,415.00	2,415
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								



BLDG COMMENTS	
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YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	463,028
NET AREA	2,176	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	960	1983	127.33	122,239	CONDITION ELEM	CD
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	180		39.20	7,056	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,216	1983	246.50	299,744	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	D	BIG	N	BUILT-IN GARAGE	240		56.40	13,537	KITCHEN	G
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	O	FPL 1S 1OP	1		7,637.00	7,637	BATHS	G
				INT FINISH	2	DRYWALL	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,415.00	2,415	HEAT/ELEC	A
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										

EFF. YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$375,100