Key: 6303

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.535

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SCANNEVIN DERRICK J & LYNNE M TRUSTEES **SCANNEVIN REALTY TRUST** **54 ROCKY HILL ROAD** **BREWSTER, MA 02631**	**24-10-0**	**54 ROCKY HILL ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SCANNEVIN DERRICK J & LYN	11/07/2022	F	100	35469-319
SCANNEVIN DERRICK & LYNNE	06/30/1982	XX	14,000	3510-44

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	%
23-199	02/27/2023	7	ALTERATIONS	18,000	06/04/2024	TCK	100	100
402	06/04/2012	7	ALTERATIONS	8,000	01/29/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,107	12 1.00	A 1.00	A 1.00	219,200	1.29	A 1.00	R03 1.00			266,990

TOTAL	41,107 SF	ZONING	RL	FRNT	0

Nbhd	NBHD 12
St Ind	AVERAGE
Infl	AVERAGE

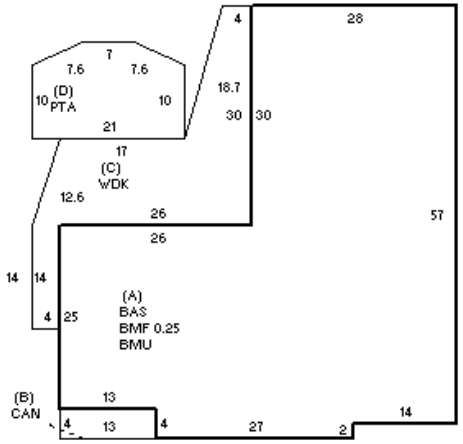
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	267,000	251,900
BUILDING	497,100	475,700
DETACHED	0	0
OTHER	0	0
TOTAL	**764,100**	**727,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/13/2024



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/1/2017	NF
LIST	1/2/2008	JH
REVIEW	6/13/2024	EMZ

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	2,326	DETAIL ADJ	1.000
$NLA(RCN)	$289	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	7	$8,645
GARAGE SPACES	1	1.00
% BSMT FIN	0	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	2,326		43.61	101,430
A	BMF	N	BSMT FINISH	582		38.32	22,301
A	BAS	L	BASE AREA	2,326	1982	210.76	490,222
B	CAN	N	CANOPY	52		44.27	2,302
C	WDK	N	WOOD DECK	509		37.24	18,955
D	PTA	N	PATIO	252		13.59	3,426
	BMG	O	BSMT GARAGE	1		4,224.70	4,225
	F12	O	FPL 1S 2OP	2		8,998.90	17,998
	ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN	671,798

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

EFF.YR/AGE	1982 / 41
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	$497,100