Key: 642 **Town of BREWSTER - Fiscal Year 2025** 9/17/2024 2:15 pm SEQ #: 663

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAHIVE MARILYN L TRUSTEE **MARILYN L LAHIVE NOMINEE TRUST** **30 DUNE ROAD** **BREWSTER, MA 02631**	**79-58-0**	**30 DUNE ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAHIVE MARILYN L TRUSTEE	03/22/2006	F	1	20842-067
LAHIVE MARILYN L	01/17/1995	N	135,000	9522-282

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

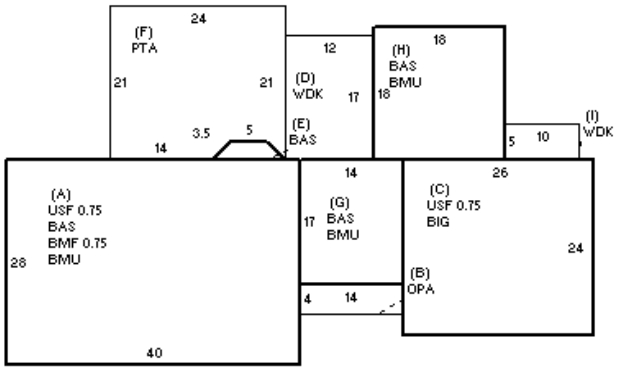
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
205	04/17/1997	5	OTHER	15,000	02/28/1997	BC	100	100
157	03/24/1997	7	ALTERATIONS	15,000			100	100
219	05/20/1996	5	OTHER	3,000	02/28/1997	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,600	5 1.00	A 1.00	A 1.00	1,139,840	2.72	A 1.00	BGD 5.20			1,110,690

TOTAL	15,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE	LOT 51 COMBINED WITH 35 F/Y 96 LOT 34 COMBINED WITH 35 FOR F/Y 2002		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	1,110,700	1,047,900
BUILDING	933,900	892,700
DETACHED	0	0
OTHER	0	0
TOTAL	**2,044,600**	**1,940,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/10/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/10/2020	NF
LIST	9/24/2007	JH
REVIEW	1/6/2021	MR

YEAR BLT	1996	SIZE ADJ	0.980
NET AREA	3,009	DETAIL ADJ	1.000
$NLA(RCN)	$365	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	14	$24,843
GARAGE SPACES	2	1.00
% BSMT FIN	0	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,682		68.43	115,094
A	BMF	N	BSMT FINISH	840		47.62	40,003
+	USF	L	UPPER STORY FIN	1,308	1996	225.86	295,422
B	OPA	N	OPEN PORCH	56		66.89	3,746
C	BIG	N	BUILT-IN GARAGE	624		63.62	39,698
+	WDK	N	WOOD DECK	254		52.44	13,320
+	BAS	L	BASE AREA	1,701	1996	316.55	538,458
F	PTA	N	PATIO	485		17.02	8,252
	F22	O	FPL 2S 2OP	1		16,683.80	16,684
	ODS	O	OUTDOOR SHOWER	1		3,230.50	3,231

TOTAL RCN	1,098,749

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			$933,900