Key: 6420

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,652

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'LAUGHLIN MICHAEL JOSEPH & RANA AGNES 28 COTTAGE LANE BREWSTER, MA 02631	13-26-0	28 COTTAGE LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'LAUGHLIN MICHAEL JOSEPH	07/16/2018	QS	390,000	(216775)
GOLDEN JANET A	12/22/1993	A	100	(132398)

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

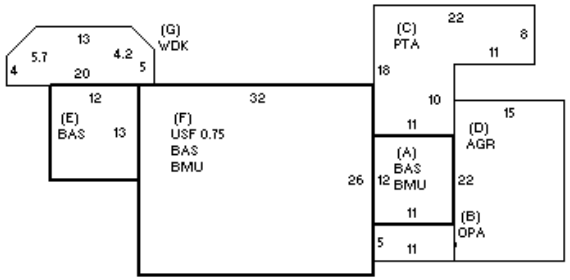
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	07/16/2018	16	MLS REVIEW	390,000	05/02/2019	JMG	100	100
763	10/02/2017	7	ALTERATIONS	12,600	05/30/2018	NF	100	100
706	09/17/2012	7	ALTERATIONS	1,985	01/30/2013	SF	100	100
334	10/09/1990	2	ADD	12,000	03/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,765	12 1.00	A 1.00	A 1.00	219,200	2.33	A 1.00	R03 1.00			220,400

TOTAL	18,765 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	220,400	207,900
BUILDING	383,500	362,200
DETACHED	0	0
OTHER	0	0
TOTAL	**603,900**	**570,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/30/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/30/2013	SF
LIST	1/30/2013	SF
REVIEW	5/2/2019	JMG

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,744	DETAIL ADJ	1.000
$NLA(RCN)	$297	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,712
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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	964		60.77	58,582
+	BAS	L	BASE AREA	964	1976	261.51	252,098
B	OPA	N	OPEN PORCH	55		51.50	2,833
C	PTA	N	PATIO	286		14.74	4,216
D	AGR	N	ATT GARAGE	330		43.51	14,357
E	BAS	L	BASE AREA	156	1990	261.51	40,796
F	USF	L	UPPER STORY FIN	624	1976	189.36	118,163
G	WDK	N	WOOD DECK	148		40.38	5,976
	F21	O	FPL 2S 1OP	1		10,455.50	10,456

TOTAL RCN	518,188

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

EFF.YR/AGE	1981 / 42		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD	$383,500		