

Key: 6427

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.658

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COTTAGE LANE LLC 49 ATWOOD CIRCLE BREWSTER, MA 02631				13-24-0				9 COTTAGE LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COTTAGE LANE LLC				06/07/2022	B	1 (230164)					
PHILLIPS JONATHAN R &				10/22/2015	F	1 (207719)					
PHILLIPS JONATHAN R				08/21/2015	QS	290,000 (207185)					

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	%
519	08/12/2006	7	ALTERATIONS	9,400	07/18/2007	JH	100	100
316	06/10/2005	7	ALTERATIONS	6,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,200	12	1.00	A	1.00	A	1.00				219,200
												2.51
												A
												1.00
												R03
												1.00
												217,070

TOTAL	17,200 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	217,100	204,800
St Ind	AVERAGE		LAND	289,100	276,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	506,200	481,600

DETACHED

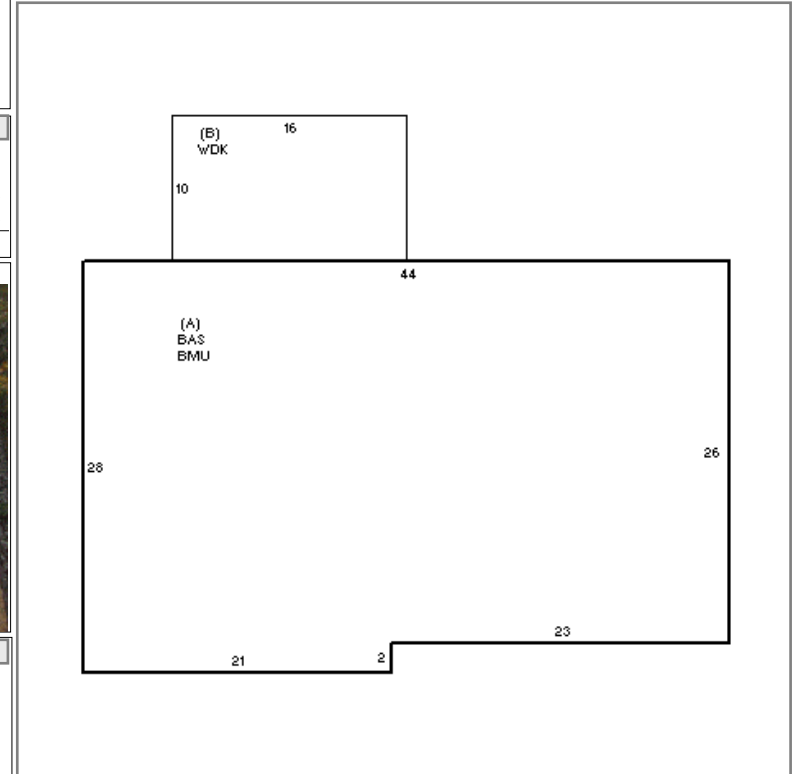
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	11/08/2017
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/8/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/9/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	12/13/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,186	DETAIL ADJ	1.000
\$NLA(RCN)	\$334	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,800	
GARAGE SPACES	2	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	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	1,186		56.46	66,965
A	BAS	L	BASE AREA	1,186	1980	253.89	301,119
B	WDK	N	WOOD DECK	160		39.20	6,272
	BMG	O	BSMT GARAGE	2		3,093.50	6,187
	F11	O	FPL 1S 10P	1		7,637.00	7,637

TOTAL RCN	395,980
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1980 / 43
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$289,100