

Key: 6462

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.693

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CURRENT OWNER					PARCEL ID					LOCATION								
COTTAGE LANE LLC 49 ATWOOD CIRCLE BREWSTER, MA 02631					13-60-0					80 STURBRIDGE WAY								
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)										
COTTAGE LANE LLC					06/07/2022	B		1 (230165)										
PHILLIPS JONATHAN R &					08/05/2016	QS	285,000	(210329)										
FLEISCHER DOROTHY B					04/06/1999	DC		(DOC# 761709)										
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	18,645	12	1.00	12S	1.00	A	1.00	219,200	2.35	A	1.00	R03	1.00	220,130			

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	%
1105	11/23/2016	7	ALTERATIONS	3,800	03/02/2017	NF	100	100
554	06/22/2016	7	ALTERATIONS	1,000	03/02/2017	NF	100	100
277	06/14/2010	7	ALTERATIONS	2,000	12/17/2010	MR	100	100
389	11/30/1990	2	ADD	3,000	03/13/1991		100	100

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TOTAL	18,645 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E				LAND	220,100	207,700
St Ind	STURBRIDGE		LAND	352,100	337,100			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	572,200	544,800

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	2/3/2008	REO
MODEL	1		RESIDENTIAL	LIST	2/3/2008	3ES
STYLE	1	1.00	RANCH [100%]	REVIEW	4/6/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,480	DETAIL ADJ	1.000
\$NLA(RCN)	\$326	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	\$9,373	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,480		54.21	80,226
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,480	1980	248.82	368,250
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	192		40.37	7,752
ROOF COVER	1	ASPH/CMP SH	1.00	BMG	O		BSMT GARAGE	2		3,186.30	6,373
FLOOR COVER	3	W/W CARPET	1.00	F11	O		FPL 1S 1OP	1		7,866.10	7,866
INT FINISH	2	DRYWALL	1.00	ODS	O		OUTDOOR SHOWER	1		2,487.50	2,488
HEATING/COOL	9	WARM/CL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	482,326
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	\$352,100