Key: 649

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 670

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LONSDALE CATHRYN 312 POINT OF ROCKS ROAD BREWSTER, MA 02631	79-6-0	312 POINT OF ROCKS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LONSDALE CATHRYN	12/04/2002	H		16027-238
LONSDALE STEPHEN & CATHRY	10/31/1990	A	100	7341-276
W LEE & BERNICE PATTERSON	07/26/1990	A	100	7238-110

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

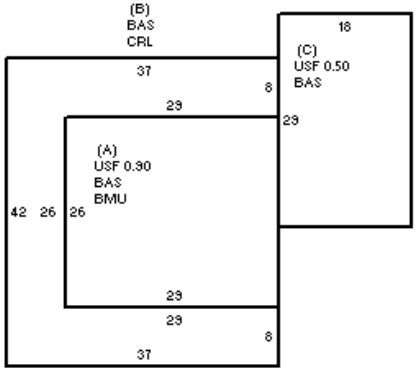
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
179	04/21/1995	2	ADD	40,000	06/04/1996	JB	100	100
168	04/18/1995	2	ADD	30,000	06/04/1996	JB	100	100
115	03/23/1995	7	ALTERATIONS	2,200	06/04/1996	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	5 1.00	A 1.00	A 1.00	767,200	2.07	A 1.00	BA- 3.50			792,290

TOTAL	21,780 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	792,300	747,500
BUILDING	451,500	433,400
DETACHED	7,500	7,400
OTHER	0	0
TOTAL	**1,251,300**	**1,188,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	19X20		380	31.80	6,000
PTD	A 1.00	30 0.70	16X16		256	8.10	1,500

PHOTO 10/21/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/21/2020	NF
LIST	10/21/2020	EST
REVIEW	12/30/2020	MR

YEAR BLT	1940	SIZE ADJ	0.980
NET AREA	3,016	DETAIL ADJ	1.000
$NLA(RCN)	$250	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	$11,024
GARAGE SPACES	0	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	2	WD SHINGLE	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	754		64.72	48,800
+	BAS	L	BASE AREA	1,554	1940	230.46	358,132
A	USF	L	UPPER STORY FIN	679	1940	189.03	128,353
B	CRL	N	BSMT CRAWL	800		29.40	23,520
C	BAS	L	BASE AREA	522	1995	230.46	120,299
C	USF	L	UPPER STORY FIN	261	1995	189.03	49,338
	F21	O	FPL 2S 1OP	1		10,544.90	10,545
	ODS	O	OUTDOOR SHOWER	1		2,508.70	2,509

TOTAL RCN	752,519
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1954 / 69	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD		$451,500