Key: 6520

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,748

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOFTUS MARY P **C/O LOFTUS MARY P & WILLIAM J TRUSTEES** **25 FEATHERBED LANE** **BREWSTER, MA 02631**	**11-42-0**	**25 FEATHERBED LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOFTUS MARY P & WILLIAM J	03/13/2024	F	100	(235393)
LOFTUS MARY P	07/11/2003	QS	294,500	(169813)
GATELY RICHARD S & DORIS	08/15/1958	XX		(22223)

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

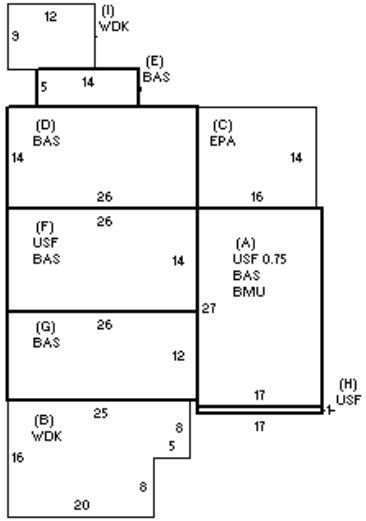
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
215	03/20/2017	7	ALTERATIONS	110,000	07/24/2019	NF	100	100
1121	12/01/2016	1	NEW CONSTRUC	10,000	05/16/2018	NF	100	100
269	04/06/2016	2	ADD	125,000	03/09/2017	NF	100	100
17	01/07/2016	6	DEMO	7,000	05/16/2018	NF	100	100
1107	12/31/2015	7	ALTERATIONS	50,000	05/09/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,800	12 1.00	A 1.00	A 1.00	219,200	3.47	A 1.00	R03 1.00			205,810

TOTAL	11,800 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	205,800	194,200
BUILDING	484,500	463,800
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**691,500**	**659,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X8	2003	80	22.01	1,200

PHOTO 07/24/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	7/24/2019	NF
LIST	5/24/2018	NF
REVIEW	8/1/2019	EMZ

BLDG COMMENTS

SCUTTLE ATTIC

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	2,294	DETAIL ADJ	1.000
$NLA(RCN)	$282	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	11	$15,415
GARAGE SPACES	0	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	10	VERT BOARD	0.98
ROOF SHAPE	4	FLAT/SHED	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	459		72.06	33,076
+	WDK	N	WOOD DECK	468		42.26	19,777
C	EPA	N	ENCLOSED PORCH	224		78.10	17,495
+	BAS	L	BASE AREA	1,499	1958	260.41	390,358
E	BAS	L	BASE AREA	70	2017	260.41	18,229
+	USF	L	UPPER STORY FIN	725	1958	198.19	143,687
	MST	O	MAS/METAL STACK	1		5,419.10	5,419
	ODS	O	OUTDOOR SHOWER	1		2,603.40	2,603

TOTAL RCN	646,060

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

EFF.YR/AGE	1983 / 40	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$484,500