

Key: 6594

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.821

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WORK NEIL B 81 SEAMANS LANE BREWSTER, MA 02631				12-58-0				81 SEAMANS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WORK NEIL B				05/18/2020	QS	415,000	32914-28				
NATHANSON STEPHEN L & LIN				12/01/2004	QS	435,000	19303-212				
TOM JOHN N & JUDY A				01/12/1971	XX	1	1496-677				

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	%
232	05/18/2020	15	SALE REVIEW	415,000	01/26/2021	JMG	100	100
202	03/15/2013	7	ALTERATIONS	3,500	08/12/2014	RJM	100	100
632	04/26/2005	3	OUT BUILDING	1,020	03/03/2008	JH	100	100
	10/17/2003	5	OTHER	8,800			100	100

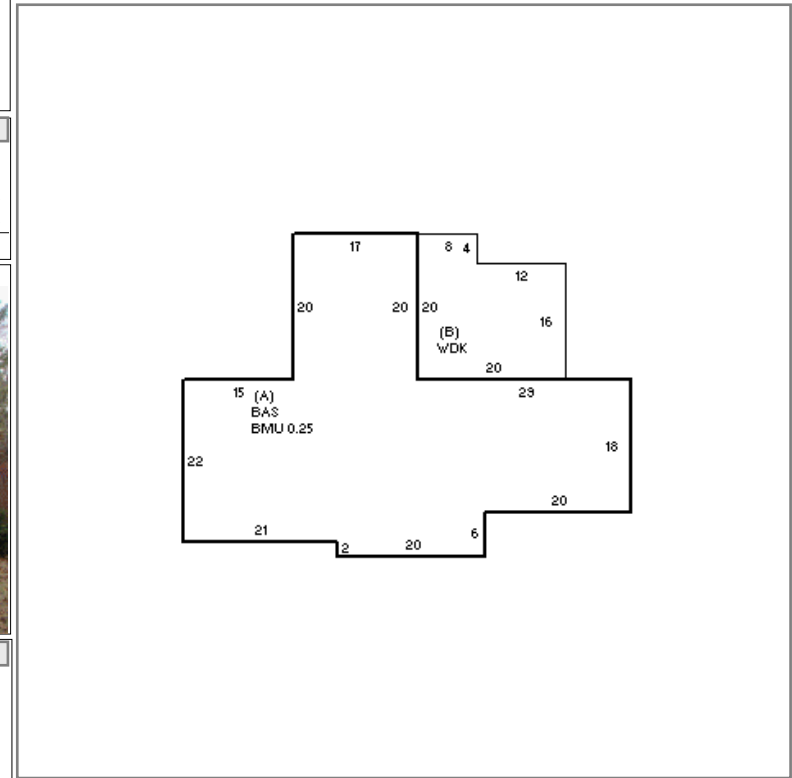
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,585	12	1.00	A	1.00	A	1.00	230,160	2.59	A	1.00	PV1	1.05			226,660

TOTAL	16,585 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE POND VIEW	LAND	226,700	213,800			
St Ind	AVERAGE		BUILDING	351,700	332,200			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
TOTAL			579,300	546,900				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 6X8	2005	48	22.94	900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/15/2017	NF
MODEL	1		RESIDENTIAL	LIST	1/26/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/26/2021	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,642	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	411		73.53	30,221
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,642	1971	260.30	427,419
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	352	43.12	15,178
STORIES	1	1.00			ROOF COVER	1	ASPH/CMP SH	1.00	F11	O	FPL 1S 1OP	1		8,400.70	8,401
ROOMS	6	1.00			FLOOR COVER	1	HARDWOOD	1.00	ODS	O	OUTDOOR SHOWER	1		2,656.50	2,657
BEDROOMS	4	1.00			INT FINISH	2	DRYWALL	1.00							
BATHROOMS	2	1.00			HEATING/COOL	2	HOT WATER	1.00							
FIXTURES	8	\$11,440			FUEL SOURCE	2	GAS	1.00							
GARAGE SPACES	0	1.00													
% BSMT FIN	0	1.00													
# 1/2 BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	495,316
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1975 / 48
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$351,700