Key: 6596

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,823

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MORCEAU JEAN C BOX 591 EAST DENNIS, MA 02641	12-69-0	26 SEAMANS LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MORCEAU JEAN C	02/19/2016	F	1	29460-282
JULIAN JAMES R	02/19/2016	F	1	29460-280
CALDWELL STEPHEN L	03/15/2004	H		N/A-N/A

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

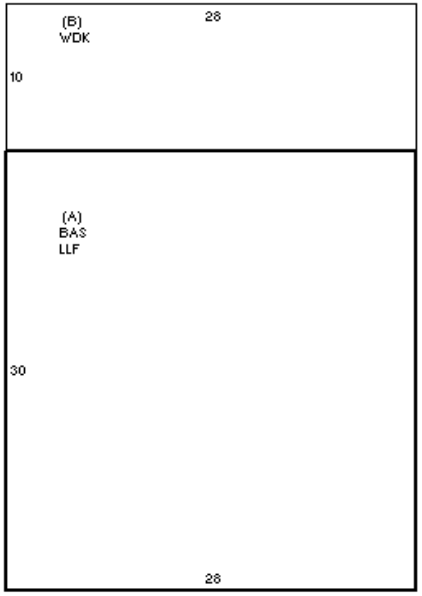
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
91	04/12/1991	5	OTHER	1,500	03/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,100	12 1.00	A 1.00	A 1.00	372,640	2.80	A 1.00	PF3 1.70			361,460

TOTAL	15,100 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	361,500	341,000
BUILDING	224,600	215,000
DETACHED	0	0
OTHER	0	0
TOTAL	586,100	556,000



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/15/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/15/2017	NF
LIST	11/15/2017	EST
REVIEW	12/14/2017	TD

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	1.000
$NLA(RCN)	$183	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$6,669
GARAGE SPACES	0	1.00
% BSMT FIN	100	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	840	1980	108.87	91,450
A	BAS	L	BASE AREA	840	1980	236.05	198,281
B	WDK	N	WOOD DECK	280		33.52	9,385
	KIT	O	XTRA KITCHEN	1		1,855.40	1,855

TOTAL RCN	307,639

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			$224,600