

Key: 6607

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.832

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
SPENCER JAMES C & SUSAN E 195 HILL STREET WHITINSVILLE, MA 01588				12-63-0				84 SEAMANS LANE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SPENCER JAMES C & SUSAN E				04/15/2004	N	430,000	18458-342	
				DAYTON DEBORAH W				06/14/2000	N	222,615	13071-046	
				CARROLL ROBERT R & RUTH B				10/09/1987	XX	132,000	5969-110	

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	%
461	07/12/2006	2	ADD	165,000	07/23/2007	JH	100	100
297	05/17/2002	3	OUT BUILDING	2,100	07/23/2007	JH	100	100
252	09/09/1991	5	OTHER	800			100	100

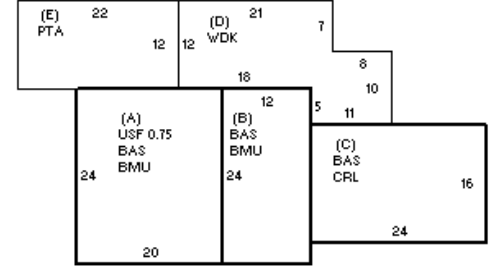
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,000	12 1.00	A 1.00	A 1.00	230,160	1.62	A 1.00	PV1 1.05			256,080

TOTAL	30,000 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E POND VIEW - Combined w/Map 38 Parcel 127 for FY 06 -- See Plan Book 594/96 -- Now Lot 14A on new plan	LAND	256,100	241,600			
St Ind	AVERAGE		BUILDING	464,200	443,600			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
TOTAL				721,800	686,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 8X10	2002	80	22.01	1,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/15/2017	NF
MODEL	1		RESIDENTIAL	LIST	2/10/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/19/2019	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	552,612
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	768		76.26	58,567		
\$NLA(RCN)	\$365	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	480	1985	310.77	149,169		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	360	1985	227.33	81,838		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	288	1985	310.77	89,501		
				FLOOR COVER	1	HARDWOOD	1.00	C	CRL	N	BSMT CRAWL	384		37.17	14,272		
				INT FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	384	2006	310.77	119,335		
				HEATING/COOL	2	HOT WATER	1.00	D	WDK	N	WOOD DECK	347		47.98	16,649		
				FUEL SOURCE	1	OIL	1.00	E	PTA	N	PATIO	264		17.52	4,624		
									MST	O	MAS/METAL STACK	1		6,153.00	6,153		
									ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956		

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

EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84

RCNLD	\$464,200
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