

Key: 663

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 685

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CORCORAN MICHAEL C/O CORCORAN JENNISON COMPANIES 150 MOUNT VERNON ST SUITE 500 DORCHESTER, MA 02125				79-70-0				64 GRANDFATHERS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORCORAN MICHAEL				12/15/2021	T	1,325,000	34753-210				
PORTER WILLIAM H				05/05/1994	DC		1337-874				
PORTER WILLIAM H & JACQUE				06/07/1966	XX		1337-874				

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	%
1079	12/15/2021	16	MLS REVIEW	1,325,000	06/13/2022	JMG	100	100
1028	12/06/2019	7	ALTERATIONS	14,434	07/09/2020	NF	100	100
	12/15/2014	7	ALTERATIONS	9,000	05/28/2015	MW	100	100

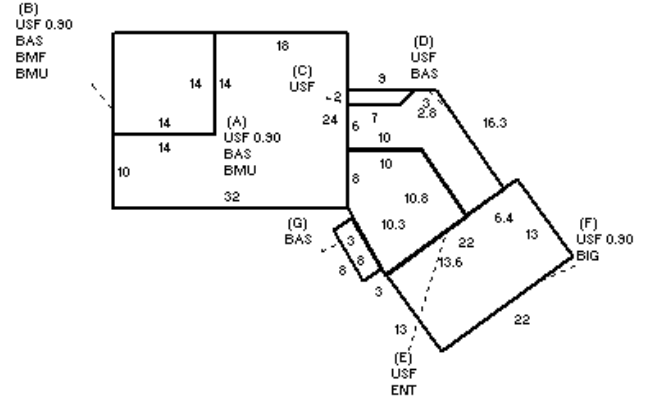
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,794	5	1.00	A	1.00	A	1.00	767,200	2.56	A	1.00	BA-	3.50			757,300

TOTAL	16,794 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	757,300	714,500
St Ind	AVERAGE		LAND	392,100	370,400			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
						TOTAL	1,150,600	1,086,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10		80	22.01	1,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/5/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/21/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	6/13/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,250	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	768		66.66	51,198
\$NLA(RCN)	\$281	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	B	BMF	N	BSMT FINISH	196		43.16	8,459
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,301	1940	180.66	235,037
				ROOF COVER	10	MEMBRANE	1.02	+	BAS	L	BASE AREA	949	1940	284.86	270,328
				FLOOR COVER	2	SOFTWOOD	1.00	E	ENT	N	ENCLOSED ENTRY	179		90.87	16,266
				INT FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	286		59.17	16,923
				HEATING/COOL	2	HOT WATER	1.00		F21	O	FPL 2S 1OP	2		10,861.55	21,723
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	632,454	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE	1957 / 66	COND	38 38 %
		FUNC	0
		ECON	0
		DEPR	38 % GD 62
RCNLD	\$392,100		