

Key: 6856

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.083

LEGAL

LAND

DETACHED

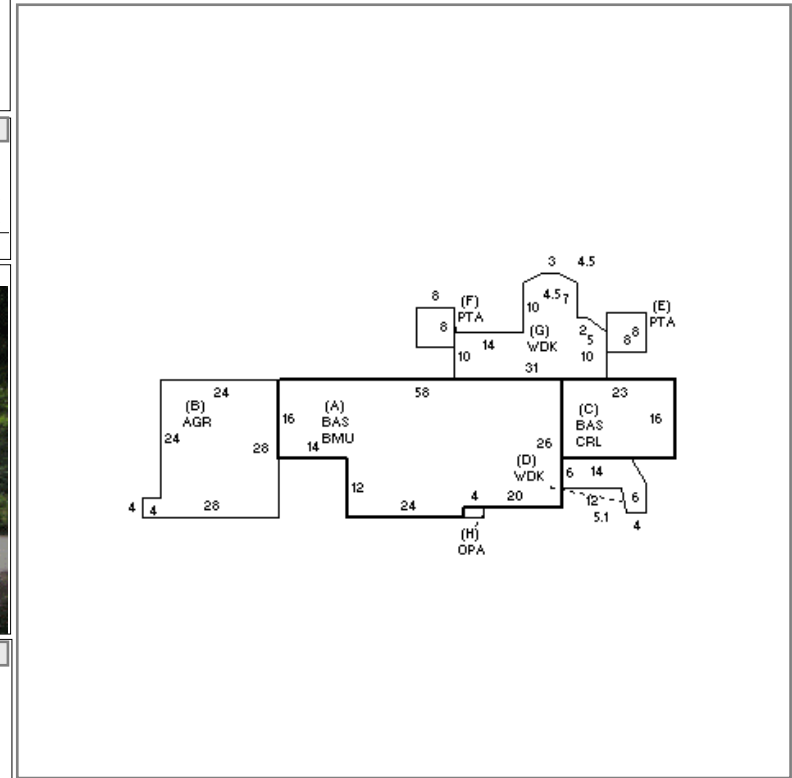
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FORTIER PATRICIA ANN TRUSTEE 54 HARMONY LANE BREWSTER, MA 02631				53-35-0				54 HARMONY LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FORTIER PATRICIA ANN TRUS				01/18/2023	DC		(228559)					
FORTIER PATRICIA ANN TRUS				12/16/2021	F	100	(228559)					
FORTIER PATRICIA ANN TRUS				06/21/1996	F	100	(141105)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	42,350	14	1.00	A	1.00	A	1.00	R03	1.15		309,900

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	%
NP 510	09/08/1999	14	CYCLICAL GRO		08/07/2017	NF	100	100
		12	CYCLICAL NON		06/20/2007	JH	100	100
		2	ADD	29,000	06/05/2000	LB	100	100

TOTAL	42,350 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	309,900	317,800
St Ind	AVERAGE		BUILDING	464,000	438,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	773,900	755,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/7/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	10/31/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
PULL-DOWN STAIRS TO ATTIC

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,784	DETAIL ADJ	1.000
\$NLA(RCN)	\$338	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,190	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,416		55.26	78,247
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,416	1984	248.47	351,836
ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	688		38.92	26,776
ROOF COVER	1	ASPH/CMP SH	1.00	C	CRL	N	BSMT CRAWL	368		31.88	11,733
FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	368	1999	248.47	91,438
INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	563		41.16	23,174
HEATING/COOL	11	HTWT/CL AIR	1.05	E	PTA	N	PATIO	64		21.71	1,389
FUEL SOURCE	1	OIL	1.00	F	PTA	N	PATIO	64		21.71	1,389
				H	OPA	N	OPEN PORCH	8		52.50	420
				F11	O		FPL 1S 1OP	1		8,018.90	8,019

TOTAL RCN	602,611	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1987 / 36	
COND	23 23 %	
FUNC	0	
ECON	0	
DEPR	23 % GD	77
RCNLD	\$464,000	