Key: 6857

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,084

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LIPSON DEBRA R P O BOX 1102 BREWSTER, MA 02631	53-36-0	42 HARMONY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LIPSON DEBRA R	10/17/2003	R	326,000	(170925)
LIST JENNIFER A	02/04/2003	QS	312,000	(168142)
TOWNSEND BARBARA	12/21/1984	XX	78,400	(99592)

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

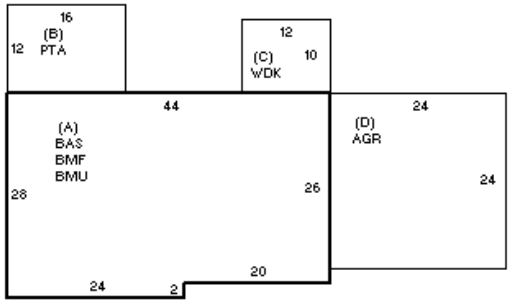
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
41	01/24/2003	2	ADD	750	06/11/2004	WH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,690	14 1.00	A 1.00	A 1.00	252,080	1.82	A 1.00	R03 1.15			270,160

TOTAL	25,690 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	270,200	277,000
BUILDING	341,600	326,900
DETACHED	0	0
OTHER	0	0
TOTAL	611,800	603,900



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/27/2007

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/7/2017	NF
LIST	8/7/2017	EST
REVIEW	10/26/2017	TD

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,192	DETAIL ADJ	1.000
$NLA(RCN)	$382	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
GARAGE SPACES	2	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,192		56.46	67,304
A	BMF	N	BSMT FINISH	1,192		34.07	40,610
A	BAS	L	BASE AREA	1,192	1984	253.90	302,643
B	PTA	N	PATIO	192		15.10	2,900
C	WDK	N	WOOD DECK	120		39.20	4,704
D	AGR	N	ATT GARAGE	576		37.93	21,847
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	455,445

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

EFF.YR/AGE	1984 / 39		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$341,600		