

Key: 6885

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.112

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LEIGHTON MICHAEL W & ANN C 98 GULLS WAY BREWSTER, MA 02631				62-13-0				98 GULLS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LEIGHTON MICHAEL W & ANN				03/22/2005	A	325,000		(176188)			
LEIGHTON BARRY & MICHELLE				02/13/1981	XX	96,000		(84562)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR22-46	12/12/2022	3	OUT BUILDING	9,000	05/07/2023	NMP	100	100
435	05/24/2022	7	ALTERATIONS	22,000	07/19/2024	TCK	100	100
410	10/01/2009	14	CYCLICAL GRO	9,000	01/25/2021	TCK	100	100
		7	ALTERATIONS		04/14/2010	JH	100	100

LAND

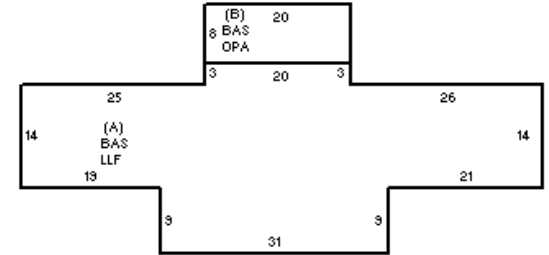
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	47,916	13	1.00	A	1.00	A	1.00	690,480	1.17	10	0.90	PF4	3.50		886,140

DETAILED

TOTAL	1.100 Acres		ZONING	RL	FRNT	0		ASSESSED	CURRENT	PREVIOUS		
Nbhd	NBHD 13		NOTE	T=SLOPE AND ACCESS ISSUES						LAND	886,100	836,000
St Ind	AVERAGE			LAND BUILDING	362,500	323,300						
Infl	AVERAGE			DETACHED	8,800	8,700						
				OTHER	0	0	TOTAL	1,257,400	1,168,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	8X16	128	21.39	1,400	
BHF	A	1.00	50 0.50	10X16	160	22.50	1,800	
DDK	A	1.00	20 0.80		160	12.50	1,600	
SHF	A	1.00	01 1.00	12X16	2022	192	20.77	4,000

PHOTO 07/19/2024



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/25/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/25/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	1971	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	503.433		
NET AREA	2,826	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,333	1971	106.45	141,898	CONDITION ELEM	CD		
\$NLA(RCN)	\$178	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,333	1971	218.11	290,739	EXTERIOR	G		
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	160		45.14	7,223	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	160	2022	218.11	34,898	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	F	12	O	FPL 1S 2OP	2		9,002.65	18,005	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	GEN	O	O	GENERATOR	1		0.00		HEAT/ELEC	A		
				HEATING/COOL	14	ELECT BB+AC	1.01												
				FUEL SOURCE	3	ELECTRIC	0.95												
																		EFF.YR/AGE	1977 / 46
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$362,500