Key: 6987

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,211

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FAWCETT WILLIAM J 57 LAKE SHORE DRIVE BREWSTER, MA 02631	52-105-0	57 LAKE SHORE DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FAWCETT WILLIAM J	02/12/1993	A	100	(129346)

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

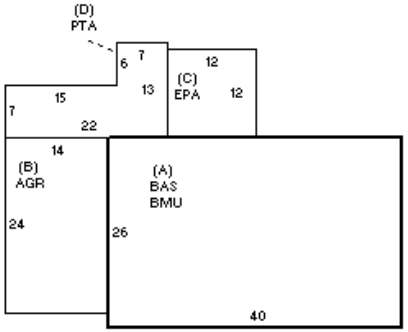
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		04/23/2007	JH	100	100
476	09/10/1998	5	OTHER	3,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	49,658	14 1.00	A 1.00	A 1.00	252,080	1.14	A 1.00	R03 1.15			327,570

TOTAL	1.140 Acres	ZONING	RL	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	327,600	335,900
BUILDING	263,400	248,800
DETACHED	0	0
OTHER	0	0
TOTAL	591,000	584,700



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/05/2017

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	9/5/2017	NF
LIST	4/23/2007	JH
REVIEW	11/7/2017	TD

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.000
$NLA(RCN)	$342	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,410
GARAGE SPACES	1	1.00
% BSMT FIN	0	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		53.64	55,786
A	BAS	L	BASE AREA	1,040	1981	248.23	258,155
B	AGR	N	ATT GARAGE	336		40.13	13,482
C	EPA	N	ENCLOSED PORCH	144		76.48	11,012
D	PTA	N	PATIO	196		14.35	2,813
	F11	O	FPL 1S 1OP	1		7,255.20	7,255

TOTAL RCN	355,914
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1981 / 42		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD	$263,400		