

Key: 6991

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.215

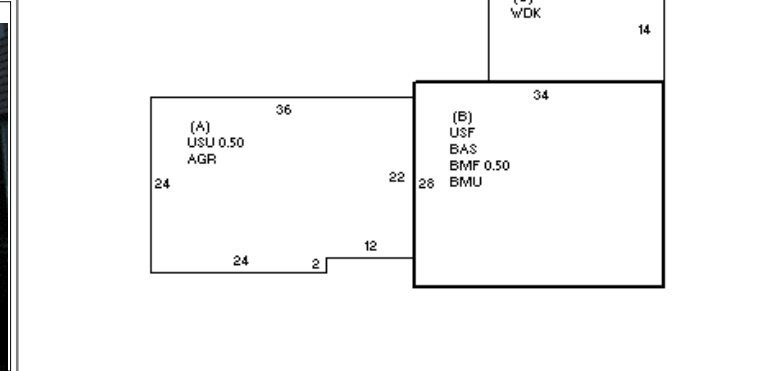
LEGALS

CURRENT OWNER							PARCEL ID					LOCATION					CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
COUTO LYNN M & MARK J 103 LAKE SHORE DRIVE BREWSTER, MA 02631							51-62-0					103 LAKE SHORE DRIVE					1010	100	SINGLE FAMILY				1	1	1 of 1	
							TRANSFER HISTORY					DOS	T	SALE PRICE		BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
							COUTO LYNN M & MARK J					04/22/1997	A	100		(144197)		NP		12	CYCLICAL NON		04/23/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	60,000	14	1.00	A	1.00	A	1.00	252,080	1.00	A	1.00	R03	1.15								348,850	
300	A	0.123	14	1.00	A	1.00	A	1.00	13,800	1.00	A	1.00	R03	1.15									1,700

TOTAL	1.500 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	N O T E				LAND	350,600	359,500
St Ind	AVERAGE		LAND	689,400	651,500			
Infl	AVERAGE		DETACHED	2,200	2,200			
			OTHER	0	0			
			TOTAL	1,042,200	1,013,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	25 0.75 10X14	2000	140	21.39	2,200



BUILDING	CD	ADJ	DESC	MEASURE	9/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	4/23/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/7/2017	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	801,573
NET AREA	1,904	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	840		48.93	41,098		801,573
\$NLA(RCN)	\$421	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	A	USU	N	UPPER STORY UNF	420		74.49	31,285		
CAPACITY																	
STORIES	2	ADJ	1.00	ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	952		77.88	74,142		
ROOMS	7		1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	BMF	N	BSMT FINISH	476		53.24	25,343		
BEDROOMS	3		1.00	FLOOR COVER	1	HARDWOOD	1.00	B	BAS	L	BASE AREA	952	1997	351.41	334,542		
BATHROOMS	3		1.00	INT FINISH	1	PLASTER	1.00	B	USF	L	UPPER STORY FIN	952	1997	240.20	228,673		
FIXTURES	13	\$22,308		HEATING/COOL	11	HTWT/CL AIR	1.05	C	WDK	N	WOOD DECK	336		51.74	17,386		
GARAGE SPACES	2		1.00	FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		13,399.30	13,399			
% BSMT FIN	50		1.00					ODS	O	OUTDOOR SHOWER	1		3,187.80	3,188			
# 1/2 BATHS	1		1.00					WPL	O	WHIRLPOOL	1		10,208.90	10,209			
# OF UNITS	1		1.00														

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$689,400