

Key: 7056

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.284

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
STROUT CLARENCE E & BRENDA W TRUSTEES CBS REALTY TRUST 10 FISHERMANS LANDING ROAD BREWSTER, MA 02631				62-10-0				10 FISHERMANS LANDING ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
STROUT CLARENCE E & BRENDA				06/03/2005	F	1	19898-223					
STROUT CLARENCE E & BRENDA				02/15/1985	XX	73,500	4421-9					

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	%
373	04/25/2019	7	ALTERATIONS	6,400	07/07/2020	MR	100	100
363	07/06/2005	3	OUT BUILDING	2,750			100	100
175	04/20/2004	2	ADD	30,000	04/30/2005	JB	100	100
510	08/27/2003	2	ADD	72,500	08/03/2004	WH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,400	12	1.00	12D 1.00 A 1.00	230,160	2.02	A	1.00	R04	1.05	239,210

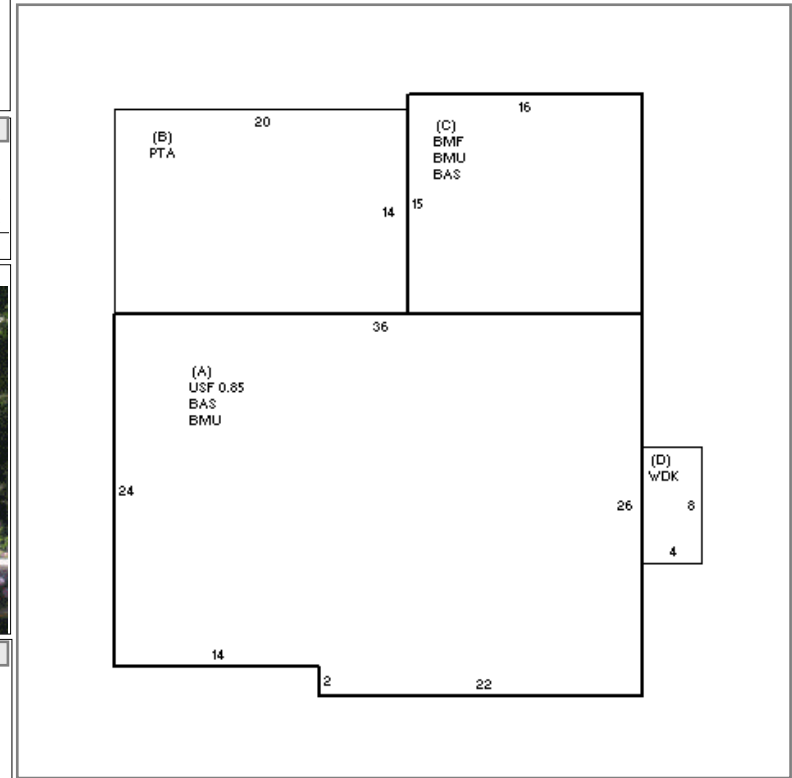
TOTAL	22,400 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	239,200	225,700	LAND	239,200	225,700
St Ind	HARWICH ROAD		BUILDING	393,600	377,000	BUILDING	393,600	377,000
Infl	AVERAGE		DETACHED	1,100	1,000	DETACHED	1,100	1,000
			OTHER	0	0	OTHER	0	0
			TOTAL	633,900	603,700	TOTAL	633,900	603,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X12	2005	96	22.01	1,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/26/2008	JH
MODEL	1		RESIDENTIAL	LIST	2/26/2008	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/20/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,920	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,190
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,148		59.29	68,061
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	908	1970	266.59	242,064
ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	772	1970	193.04	149,028
ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	280		15.03	4,207
FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	240	2003	266.59	63,982
INT FINISH	2	DRYWALL	1.00	C	BMF	N	BSMT FINISH	240		42.35	10,164
HEATING/COOL	2	HOT WATER	1.00	D	WDK	N	WOOD DECK	32		41.15	1,317
FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	1		4,669.40	4,669
					F21	O	FPL 2S 10P	1		10,658.60	10,659

TOTAL RCN	562,340
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1974 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$393,600