Key: 7091 **Town of BREWSTER - Fiscal Year 2025** 9/17/2024 2:15 pm SEQ #: 7,319

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HENDERSON CHRISTINE P & **HENDERSON ULRIKE** **BOX 259** **BREWSTER, MA 02631**	**52-137-0**	**8 ROSEMARY LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HENDERSON CHRISTINE P &	04/24/2007	V	375,000	(182897)
PAUL RICHARD W & ELIZABET	05/17/1973	G	80,000	(58591)

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	%
36	01/08/2007	7	ALTERATIONS	5,000	04/12/2007	JH	100	100
890	12/18/2006	7	ALTERATIONS	4,000	04/12/2007	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	15,125	14 1.00	A 1.00	A 1.00	252,080	2.79	A 1.00	R02 1.15			244,540

TOTAL	15,125 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 14
St Ind	AVERAGE
Infl	AVERAGE

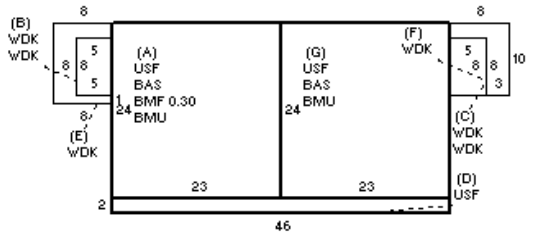
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	244,500	250,800
BUILDING	365,900	345,700
DETACHED	600	500
OTHER	0	0
TOTAL	**611,000**	**597,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	6X8		48	22.94	600

PHOTO 08/30/2017



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	11	1.00	DUPLEX [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/30/2017	NF
LIST	9/5/2017	NF
REVIEW	11/7/2017	TD

BLDG COMMENTS

BMF=RM,LIBRARY/DEN (UNIT #10)

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	2,300	DETAIL ADJ	0.950
$NLA(RCN)	$231	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	$12,906
GARAGE SPACES	0	1.00
% BSMT FIN	15	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	2	.95

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	3	W/W CARPET	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
+	BMU	N	BSMT UNFINISHED	1,104		53.64	59,218
A	BMF	N	BSMT FINISH	166		36.40	6,043
+	BAS	L	BASE AREA	1,104	1971	229.14	252,971
+	WDK	N	WOOD DECK	248		35.38	8,774
+	USF	L	UPPER STORY FIN	1,196	1971	159.15	190,344

TOTAL RCN	530,256

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

EFF.YR/AGE	1971 / 52

COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69

RCNLD	$365,900