Key: 7096

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,324

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CAHILL DANIEL 450 GULLS WAY BREWSTER, MA 02631	52-132-0	78 ROSEMARY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CAHILL DANIEL	04/05/1984	XX	13,500	(95939)

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	%
539	07/20/2015	7	ALTERATIONS	2,000	05/04/2016	WFF	100	100

LAND

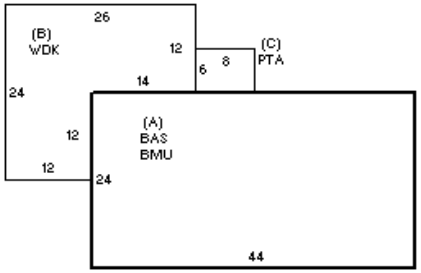
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	14 1.00	A 1.00	A 1.00	252,080	2.82	A 1.00	R02 1.15			244,380

TOTAL	15,000 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 14
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	244,400	250,600
BUILDING	259,100	248,200
DETACHED	100	100
OTHER	0	0
TOTAL	**503,600**	**498,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PH1	A 1.00	30 0.70	4X5		20	10.40	100

PHOTO 08/30/2017

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	8/30/2017	NF
LIST	8/30/2017	EST
REVIEW	11/2/2017	TD

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,056	DETAIL ADJ	1.000
$NLA(RCN)	$336	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$8,645
GARAGE SPACES	0	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	2	SOFTWOOD	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	1,056		53.64	56,644
A	BAS	L	BASE AREA	1,056	1984	248.23	262,126
B	WDK	N	WOOD DECK	456		37.24	16,981
C	PTA	N	PATIO	48		21.91	1,052
	F11	O	FPL 1S 1OP	1		7,255.20	7,255
	ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN	354,997

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

EFF.YR/AGE	1979 / 44	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$259,100