Key: 7144

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,371

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOORE ELIZABETH A **49 ROSEMARY LANE** **BREWSTER, MA 02631**	**52-127-0**	**49 ROSEMARY LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOORE ELIZABETH A	04/27/2016	O	319,900	(209342)
GERACI JOHN A	11/06/1992	J	1	(128331)

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

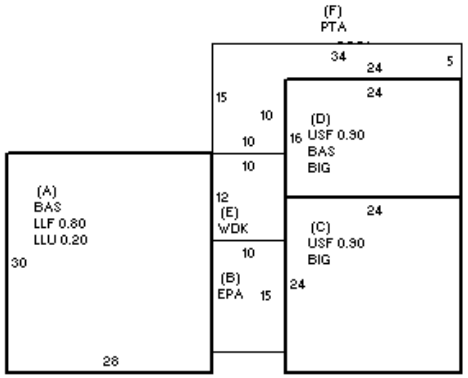
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
496	08/04/2020	7	ALTERATIONS	1,200	12/21/2020	NF	100	100
442	07/21/2020	7	ALTERATIONS	25,000	12/21/2020	NF	100	100
803	09/06/2016	7	ALTERATIONS	63,175	03/13/2017	NF	100	100
314	04/19/2016	7	ALTERATIONS	10,000	03/13/2017	NF	100	100
306	04/12/2016	7	ALTERATIONS	550	03/13/2017	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,025	14 1.00	A 1.00	A 1.00	252,080	2.81	A 1.00	R02 1.15			244,410

TOTAL	15,025 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE	State class changed from 104 per Building Commissioner. Cooking facilities removed from apt over garage.		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	244,400	250,600
BUILDING	498,900	476,900
DETACHED	0	0
OTHER	0	0
TOTAL	**743,300**	**727,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/21/2020

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	4/17/2007	JH
LIST	4/17/2007	JH
REVIEW	1/26/2021	MR

BLDG COMMENTS

BMF=FR,WET BAR, BATH
IN-LAW ABV GAR (PER MLS)

YEAR BLT	1984	SIZE ADJ	0.990
NET AREA	2,760	DETAIL ADJ	0.950
$NLA(RCN)	$220	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$11,115
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	2	.95

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	4	VINYL	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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	168		89.80	15,087
A	LLF	L	LOWER LEVEL FIN	672	1984	124.19	83,456
A	BAS	L	BASE AREA	840	1984	231.83	194,740
B	EPA	N	ENCLOSED PORCH	150		75.71	11,356
C	BIG	N	BUILT-IN GARAGE	576		45.77	26,363
C	USF	L	UPPER STORY FIN	518	2002	171.14	88,653
D	BIG	N	BUILT-IN GARAGE	384		49.93	19,173
D	BAS	L	BASE AREA	384	2002	231.83	89,024
D	USF	L	UPPER STORY FIN	346	1984	171.14	59,216
E	WDK	N	WOOD DECK	120		36.87	4,424
F	PTA	N	PATIO	270		13.46	3,634
	KIT	O	XTRA KITCHEN	1		2,148.30	2,148

TOTAL RCN	608,389

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

EFF.YR/AGE	1997 / 26		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD			$498,900