

Key: 7175

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.404

LEGAL

LAND

DETACHED

BUILDING

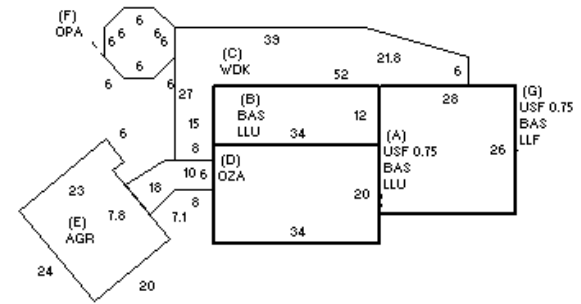
CURRENT OWNER				PARCEL ID				LOCATION			
CORCORAN TIMOTHY M & OSLIN JAMES L & CORCORAN JOHN M JR TRUSTEES 553 ADAMS STREET MILTON, MA 02186				72-36-0				524 CROWELLS BOG ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORCORAN TIMOTHY M & OSLI				07/12/2018	QS	1,485,000	(216745)				
PEARSON JAMES O TRUSTEE				06/09/2016	F		1 (209795)				
PEARSON JAMES O				07/01/2015	QS	1,100,000	(206706)				

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 %
1117	12/17/2021	10	INGROUND POO	167,400	03/06/2023	TCK	100 100
434	05/13/2021	7	ALTERATIONS	75,000	04/14/2022	TCK	100 100
398	04/29/2021	7	ALTERATIONS	11,000	04/14/2022	TCK	100 100
	07/13/2018	16	MLS REVIEW	1,485,000	05/02/2019	JMG	100 100
485	05/26/2016	3	OUT BUILDING	5,000	03/22/2017	NF	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	13	1.00	13F	1.00	A	1.00				1,061,720
300	A	0.153	13	1.00	13F	1.00	A	1.00	PF4	3.50		6,430

TOTAL	1.530 Acres				ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13				NOTE				LAND	1,068,200	1,007,700
St Ind	CROWELL'S BOG					LAND	1,113,000	1,062,700	BUILDING	37,900	37,500
Infl	AVERAGE					OTHER	0	0	TOTAL	2,219,100	2,107,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 16X12	2016	192	20.77	3,600
IPG	A	1.00	01 1.00 18X42	2022	756	45.42	34,300



BUILDING	CD	ADJ	DESC	MEASURE	3/5/2013	SF
MODEL	1		RESIDENTIAL	LIST	5/2/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ
QUALITY	G	1.30	GOOD [100%]	BLDG COMMENTS 5 Bedroom Septic		
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,196,816					
NET AREA	3,600	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,088		108.05	117,558	CONDITION ELEM CD						
\$NLA(RCN)	\$332	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,408	1992	312.64	440,197	EXTERIOR	G					
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,056	1992	237.94	251,260	INTERIOR	V					
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	408	1992	312.64	127,557	KITCHEN	V					
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	777		52.89	41,096	BATHS	G					
				INT FINISH	2	DRYWALL	1.00	D	OZA	N	OPEN BREEZEWAY	111		62.88	6,980	HEAT/ELEC	G					
				HEATING/COOL	11	HTWT/CL AIR	1.05	E	AGR	N	ATT GARAGE	498		53.50	26,644							
				FUEL SOURCE	2	GAS	1.00	F	OPA	N	OPEN PORCH	174		67.46	11,739							
													G	LLF	L	LOWER LEVEL FIN	728	1992	178.17	129,707		
													F21	O	FPL 2S 1OP	1		13,696.40	13,696			
													GEN	O	GENERATOR	1		0.00				
													ODS	O	OUTDOOR SHOWER	1		3,258.50	3,259			
													EFF.YR/AGE		2016 / 7							
													COND	7.7 %								
													FUNC	0								
													ECON	0								
													DEPR	7	% GD	93						
													RCNLD			\$1,113,000						