

Key: 7211

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.440

LEG
A
L

L
A
N
D

CURRENT OWNER							PARCEL ID				LOCATION			
HARRISON DONALD C & JOANNE 43 MARION LANE BREWSTER, MA 02631							73-28-0				43 MARION LANE			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
HARRISON DONALD C & JOANNE							03/01/2001	F	145,000	13603-159				
ELLIOTT BETTINA R ETAL TR							03/04/1999	F	1	12104-100				
ELLIOTT JAMES R & BETTINA							08/29/1995	XX		PROB-1019				

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	%
131	02/07/2019	14	CYCLICAL GRO	30,000	03/10/2021	NF	100	100
		7	ALTERATIONS		07/06/2020	MR	100	100
		12	CYCLICAL NON		11/14/2011	MR	100	100
		12	CYCLICAL NON		11/24/2003	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	14,100	15	1.00	A	1.00	A	1.00	328,800	2.97	A	1.00	R04	1.50		315,970

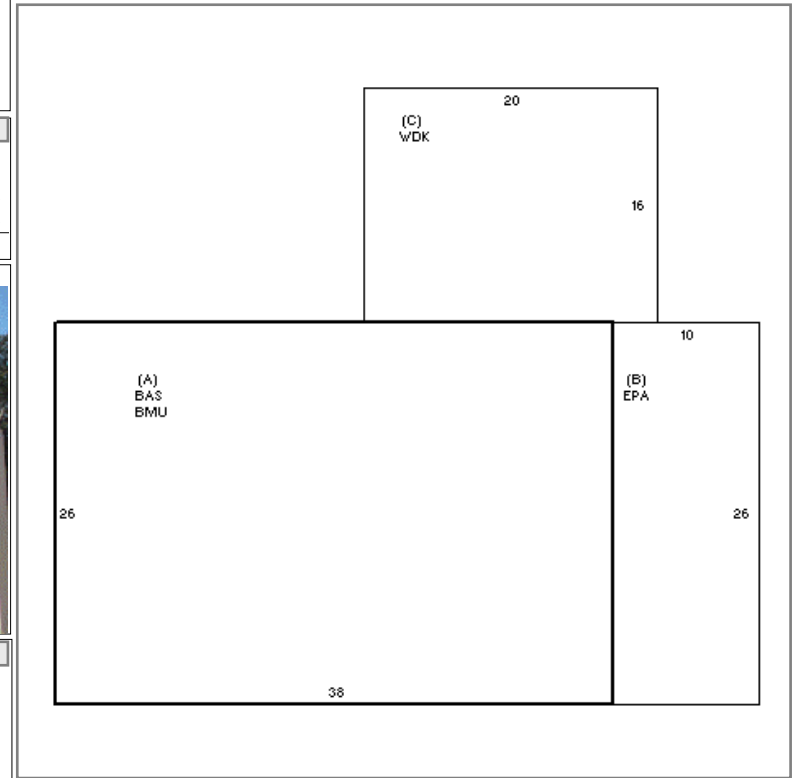
TOTAL	14,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	316,000	298,100
St Ind	AVERAGE		BUILDING	256,700	242,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	572,700	540,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
INFO @ DOOR 3/10/21

BUILDING	CD	ADJ	DESC	MEASURE	3/10/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/10/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/9/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	988	DETAIL ADJ	1.000
\$NLA(RCN)	\$371	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,900	
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	988		59.00	58,292
A	BAS	L	BASE AREA	988	1965	266.22	263,025
B	EPA	N	ENCLOSED PORCH	260		72.45	18,837
C	WDK	N	WOOD DECK	320		39.20	12,544
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	366,650	
CONDITION ELEM	CD	
EXTERIOR	V	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1973 / 50	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	\$256,700	