Key: 7222

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,450

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRISCOE STEPHEN M TRUSTEE BRISCOE FAMILY 2020 REALTY TRUST P O BOX 442 NORTH TRURO, MA 02652	84-14-0	26 NEWPORT ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRISCOE STEPHEN M TRUSTEE	06/22/2020	F	100	33007-222
BRISCOE STEPHEN M &	09/12/2001	F	256,500	14224-249
O'CONNOR ELIZABETH A	04/19/2001	DC		13741-042

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

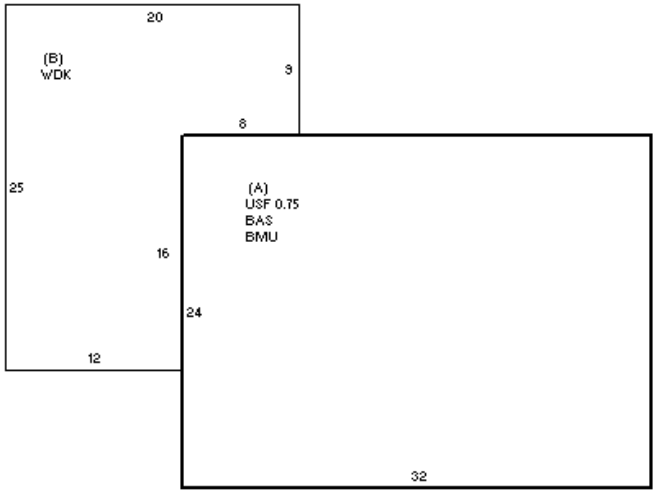
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-356	04/11/2024	7	ALTERATIONS	24,764			0	0
1053	12/14/2018	7	ALTERATIONS	2,456	07/23/2019	TCK	100	100
324	04/24/2014	7	ALTERATIONS	3,465	06/22/2015	MW	100	100
338	05/15/2012	7	ALTERATIONS	1,000	01/22/2013	SF	100	100
NP		12	CYCLICAL NON		11/14/2011	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,500	15 1.00	A 1.00	A 1.00	328,800	3.55	A 1.00	R04 1.50			307,730

TOTAL	11,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	307,700	290,300
BUILDING	285,800	270,000
DETACHED	1,900	1,900
OTHER	0	0
TOTAL	**595,400**	**562,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X16		128	21.39	1,900

PHOTO 03/10/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/10/2021	NF
LIST	3/10/2021	EST
REVIEW	11/9/2021	EMZ

BLDG COMMENTS

INFO @ DOOR 3/10/21

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$308	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		63.55	48,806
A	BAS	L	BASE AREA	768	1971	296.69	227,856
A	USF	L	UPPER STORY FIN	576	1971	189.44	109,117
B	WDK	N	WOOD DECK	372		39.98	14,874
	GFP	O	GAS FIREPLACE	1		3,188.50	3,189
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	414,260

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		$285,800