Key: 7227

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,455

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BEER TED W & BERNAL CONNIE JO 51 SARAH MAKER LANE BREWSTER, MA 02631	85-143-0	51 SARAH MAKER LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BEER TED W & BERNAL CONNI	05/29/1998	QS	169,000	11463-153
CASE CARYN J MCCULLAGH	07/15/1997	QS	143,500	10851-307

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

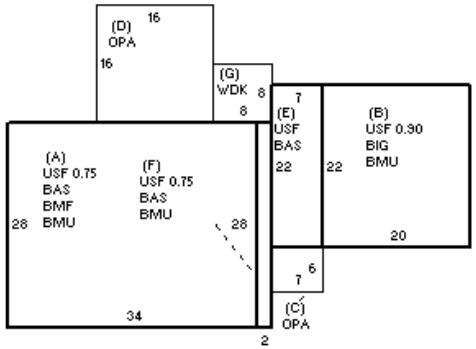
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
98	03/15/2011	7	ALTERATIONS	24,000	03/09/2012	MR	100	100
NP		12	CYCLICAL NON		01/21/2011	JH	100	100
493	11/23/2009	2	ADD	100,000	01/21/2011	JH	100	100
42	01/11/2007	7	ALTERATIONS	8,449	09/24/2008	JH	100	100
		12	CYCLICAL NON		10/23/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,540	15 1.00	A 1.00	A 1.00	328,800	2.59	A 1.00	R04 1.50			323,630

TOTAL	16,540 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	323,600	305,300
BUILDING	606,600	579,600
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**931,700**	**886,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X10		100	22.01	1,500

PHOTO 03/11/2021

BLDG COMMENTS

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	3/11/2021	NF
LIST	4/20/2010	JH
REVIEW	11/9/2021	EMZ

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,468	DETAIL ADJ	1.000
$NLA(RCN)	$286	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	10	$13,260
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	6	OTHER	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
+	BMU	N	BSMT UNFINISHED	1,448		53.68	77,729
A	BMF	N	BSMT FINISH	952		36.31	34,569
+	BAS	L	BASE AREA	1,008	1988	258.97	261,045
+	USF	L	UPPER STORY FIN	756	1988	172.22	130,196
B	BIG	N	BUILT-IN GARAGE	440		53.02	23,329
+	USF	L	UPPER STORY FIN	550	2009	172.22	94,719
+	OPA	N	OPEN PORCH	298		51.00	15,198
E	BAS	L	BASE AREA	154	2009	258.97	39,882
G	WDK	N	WOOD DECK	64		39.99	2,559
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	705,303

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

EFF.YR/AGE	2005 / 18	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$606,600