Key: 7295

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,524

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STIMSON JOHN R JR & SHARLYNN D 81 TANGLEWOOD ROAD BREWSTER, MA 02631	73-89-0	81 TANGLEWOOD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STIMSON JOHN R JR & SHARL	02/14/2002	QS	285,000	14822-155
ATWOOD JOHN B	01/28/2002	ML		14750-346
ATWOOD JOHN B	01/28/2002	DC		14750-345

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

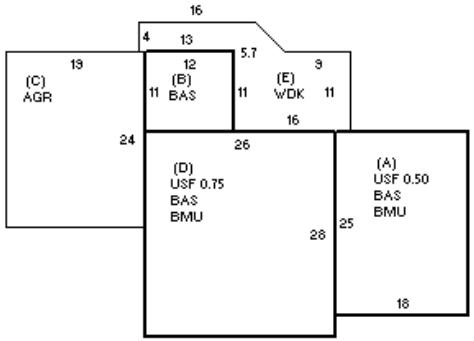
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		03/12/2021	NF	100	100
471	05/23/2016	7	ALTERATIONS	10,800	03/17/2017	NF	100	100
593	10/31/2008	7	ALTERATIONS	18,100	03/25/2009	JH	100	100
234	04/09/2007	2	ADD	17,308			100	100
		12	CYCLICAL NON		12/16/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,100	15 1.00	A 1.00	A 1.00	328,800	1.91	A 1.00	R04 1.50			346,870

TOTAL	24,100 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	346,900	327,300
BUILDING	494,000	466,400
DETACHED	0	0
OTHER	0	0
TOTAL	**840,900**	**793,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/12/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/12/2021	NF
LIST	3/12/2021	EST
REVIEW	11/12/2021	EMZ

BLDG COMMENTS

INFO @ DOOR 3/12/21

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,081	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,752
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	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
+	BMU	N	BSMT UNFINISHED	1,178		63.35	74,628
+	USF	L	UPPER STORY FIN	771	1985	206.28	159,040
+	BAS	L	BASE AREA	1,310	1985	276.57	362,311
C	AGR	N	ATT GARAGE	456		44.49	20,287
E	WDK	N	WOOD DECK	248		43.98	10,908
	F21	O	FPL 2S 1OP	1		11,389.40	11,389
	ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710

TOTAL RCN 650,024

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

EFF.YR/AGE 1985 / 38

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $494,000