Key: 7336

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,565

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ODELL COLIN G & MARILYN C 21 MARION LANE BREWSTER, MA 02631	73-25-0	21 MARION LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ODELL COLIN G & MARILYN C	10/01/1976	XX	7,000	2406-165

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

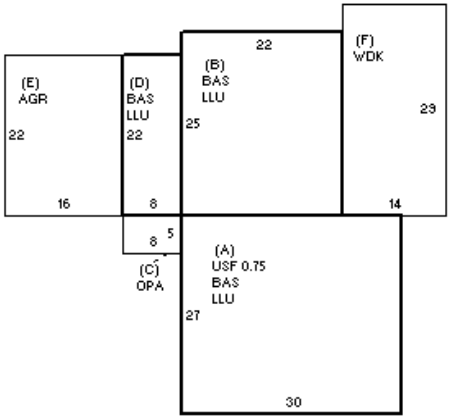
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	11/16/2021	30	ABATEMENT RE		11/23/2021	JMG	100	100
997	12/02/2014	5	OTHER	5,000	06/23/2015	MW	100	100
723	09/11/2014	1	NEW CONSTRUC	225,000	04/22/2016	WFF	100	100
723	09/10/2014	1	NEW CONSTRUC		06/23/2015	MW	100	100
619	08/27/2012	3	OUT BUILDING	4,000	01/22/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,500	15 1.00	A 1.00	A 1.00	328,800	2.90	A 1.00	R04 1.50			317,350

TOTAL	14,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	317,400	299,400
BUILDING	627,700	592,600
DETACHED	2,700	2,700
OTHER	0	0
TOTAL	**947,800**	**894,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X14	2012	140	21.39	2,700
HTB	A 1.00	NV 0.00	PP - NOT WIR		1	4,058.10	

PHOTO 03/10/2021

BLDG COMMENTS

HOT TUB IS PP - NOT HARD WIRED

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	11/23/2021	JMG

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,144	DETAIL ADJ	1.000
$NLA(RCN)	$318	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,920
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	1,536		79.23	121,702
A	BAS	L	BASE AREA	810	1988	253.65	205,456
A	USF	L	UPPER STORY FIN	608	1988	193.04	117,369
+	BAS	L	BASE AREA	726	2014	253.65	184,149
C	OPA	N	OPEN PORCH	40		52.50	2,100
E	AGR	N	ATT GARAGE	352		43.44	15,292
F	WDK	N	WOOD DECK	406		41.16	16,711
	GFP	O	GAS FIREPLACE	1		3,282.30	3,282
	MST	O	MAS/METAL STACK	1		5,278.40	5,278

TOTAL RCN	682,260

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

EFF.YR/AGE	2015 / 8	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$627,700