

Key: 7376

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.606

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CALLAHAN JAMES J & MICHELLE F P O BOX 1 SOUTH YARMOUTH, MA 02664				83-20-0				92 BEECHTREE DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CALLAHAN JAMES J & MICHEL				07/26/2019	QS	495,000	32181-251				
CULLAN GERALD O & CULLEN				07/26/2019	F	1	32181-248				
CULLEN GERALD O & LINDA T				02/06/2002	F		14790-338				

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	%
23-933	09/05/2023	7	ALTERATIONS	9,180	05/14/2024	TCK	100	100
	07/26/2019	16	MLS REVIEW	495,000	06/11/2020	JMG	100	100
		12	CYCLICAL NON		05/18/2016	WFF	100	100
		12	CYCLICAL NON		12/17/2003	JB	100	100
125	03/13/2001	2	ADD	15,000	04/18/2002	LB	100	100

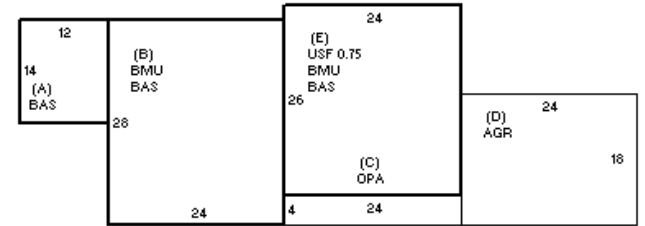
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	31,200	17	1.00	A	1.00	A	1.00	252,080	1.57	A	1.00	R05	1.15			283,220

TOTAL	31,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE				LAND	283,200	267,200
St Ind	AVERAGE		BUILDING	451,400	432,000			
Infl	AVERAGE		DETACHED	15,100	14,900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>749,700</b>	<b>714,100</b>

DET  
ACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	30 0.70	16X36	576	34.72	14,000
SHF	A	1.00	50 0.50	12 X 8	2000	22.01	1,100



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BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/18/2016	WFF
STYLE	4	1.02	CAPE [100%]	REVIEW	6/3/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	593,908		
NET AREA	1,932	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,464	1974	258.48	378,414	CONDITION ELEM	CD		
\$NLA(RCN)	\$307	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,296		58.14	75,353	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	96		53.50	5,136	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	AGR	N	ATT GARAGE	432		43.35	18,727	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	E	USF	L	UPPER STORY FIN	468	1974	198.73	93,003	BATHS	G		
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 10P	1		8,171.60	8,172	HEAT/ELEC	G		
				HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		2,584.10	2,584				
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1985 / 38
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$451,400