Key: 7396

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,628

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MORRIS NANCY A & GELL WILLIAM G 46 CAPE LANE BREWSTER, MA 02631	84-57-0	46 CAPE LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MORRIS NANCY A &	01/17/1996	A	120,000	10018-012

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	%
630	08/12/2022	7	ALTERATIONS	50,000	05/17/2024	TCK	100	100
1052	11/29/2021	7	ALTERATIONS	6,000	04/18/2022	TCK	100	100
701	08/03/2021	7	ALTERATIONS	18,000	04/18/2022	TCK	100	100
680	10/08/2020	3	OUT BUILDING	12,000	04/18/2022	TCK	100	100
892	11/02/2015	7	ALTERATIONS	4,000	03/20/2017	NF	100	100

LAND

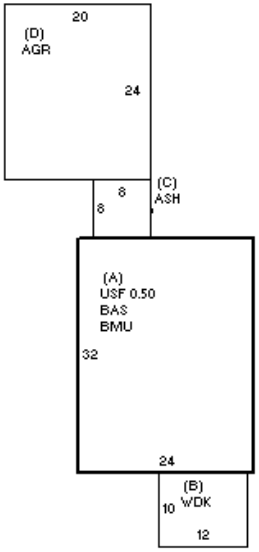
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,995	13 1.00	A 1.00	A 1.00	219,200	1.23	A 1.00	R03 1.00			273,020

TOTAL	1.010 Acres	ZONING	CH	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE: STREET NAME CHANGED FROM JEABET WAY TO CAPE LANE PER PLANNING BOARD 6/5/2001

ASSESSED	CURRENT	PREVIOUS
LAND	273,000	257,600
BUILDING	365,000	344,800
DETACHED	10,300	10,300
OTHER	0	0
TOTAL	**648,300**	**612,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBN	G 1.20	01 1.00	12X16 W/BMU	2021	192	53.88	10,300

PHOTO 06/05/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/20/2021	TCK
LIST	1/20/2021	EST
REVIEW	6/5/2024	EMZ

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,152	DETAIL ADJ	1.000
$NLA(RCN)	$411	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,836
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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		78.56	60,338
A	BAS	L	BASE AREA	768	1983	366.79	281,692
A	USF	L	UPPER STORY FIN	384	1983	234.20	89,932
B	WDK	N	WOOD DECK	120		49.43	5,932
C	ASH	N	ATT SHED	64		35.27	2,257
D	AGR	N	ATT GARAGE	480		50.00	24,001

TOTAL RCN 473,987

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

EFF.YR/AGE 1987 / 36

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $365,000