

Key: 7415

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.648

LEGAL


LAND

CURRENT OWNER				PARCEL ID				LOCATION				
OBRIEN STEPHEN & DOMINI 79 FREEMANS WAY BREWSTER, MA 02631				85-85-0				79 FREEMANS WAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				OBRIEN STEPHEN & DOMINI				11/15/2013	QS	352,655	27826-306	
				LEONHARDT SCOTT R &				08/29/2006	A	1	21308-003	
				ANDREOLA SALLY				03/26/1999	QS	164,000	12153-299	

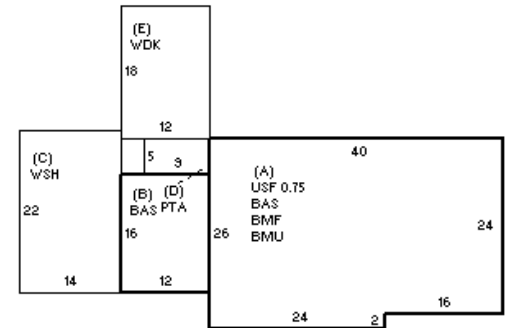
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
352	04/26/2018	7	ALTERATIONS	3,709	07/15/2019	TCK	100	100
799	10/16/2015	77	SOLAR PANELS	8,000	04/13/2016	WFF	100	100
688	09/10/2015	7	ALTERATIONS	3,000	03/06/2023	TCK	100	100
		12	CYCLICAL NON		06/10/2013	SF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	A	1.00	A	1.00	197,280	1.00	A	1.00
300	A	0.107	13	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00
TOTAL												273,010
TOTAL												1,160

TOTAL	1.484 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE Land area corrected for FY 14 per plan at 397-94.	LAND	274,200	258,700			
St Ind	AVERAGE		BUILDING	489,100	461,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL			763,300	720,500				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/06/2023
									

BUILDING	CD	ADJ	DESC	MEASURE	1/26/2021	TCK	BLDG COMMENTS		
MODEL	1		RESIDENTIAL	LIST	1/26/2021	EST	35 SOLAR PANELS		
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ	BMF = FR/DEN/OFFICE (1008SF - FRAMED ONLY 1/26/21)		
QUALITY	A	1.00	AVG [100%]				INFO @ DOOR 1/26/2021		
FRAME	1	1.00	WD FRAME [100%]						



DETACHED

BUILDING

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	575,426
NET AREA	1,956	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		55.33	55,777	CONDITION ELEM	CD
\$NLA(RCN)	\$294	OVERALL	0.980	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH	1,008		33.39	33,655	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,008	1988	248.82	250,808	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	756	1988	180.17	136,209	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.00	B	BAS	L	BASE AREA	192	2015	248.82	47,773	BATHS	A
				INT FINISH	2	DRYWALL	1.00	C	WSH	N	WORKSHOP	308		78.89	24,298	HEAT/ELEC	A
				HEATING/COOL	14	ELECT BB+AC	1.01	D	PTA	N	PATIO	45		22.58	1,016		
				FUEL SOURCE	3	ELECTRIC	0.95	E	WDK	N	WOOD DECK	216		38.42	8,298		
									F21	O	FPL 2S 1OP	1		9,948.00	9,948		
																EFF.YR/AGE	2003 / 20
																COND	15 15 %
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$489,100