

Key: 7539

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.765

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
LUPOLI NICHOLAS JOSEPH & C/O MCGRATH ROBERT W & ELIZABETH 12 QUAKER LANE BREWSTER, MA 02631				95-14-0				12 QUAKER LANE					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				MCGRATH ROBERT W & ELIZAB				05/31/2024	QS	634,000	36396-302		
				LUPOLI NICHOLAS JOSEPH &				09/14/2018	QS	360,000	31530-45		
				XERRAS DEAN C & LYNN B				09/11/2014	QS	320,000	28376-173		

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	%
SR-24-19	07/08/2024	3	OUT BUILDING	8,659				0
	09/14/2018	16	MLS REVIEW	360,000	05/30/2019	JMG	100	100
904	11/03/2014	7	ALTERATIONS	7,217	06/10/2015	MW	100	100
118	02/20/2014	7	ALTERATIONS	6,000	06/10/2015	MW	100	100
NP		12	CYCLICAL NON		02/19/2013	SF	100	100

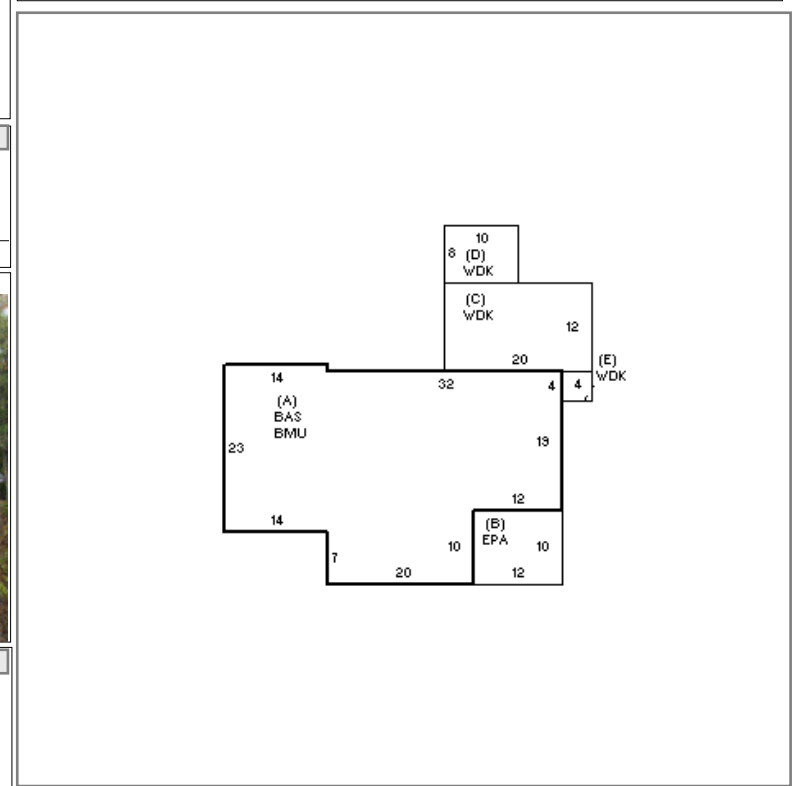
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,600	13	1.00	A	1.00	A	1.00	219,200	1.82	A	1.00	R02	1.00			234,720

TOTAL	25,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE			LAND	234,700	221,400	
St Ind	AVERAGE		BUILDING	295,100	278,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	529,800	500,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/16/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/16/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/14/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	398,843
NET AREA	1,130	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,130		59.29	66,993		
\$NLA(RCN)	\$353	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,130	1950	266.59	301,246		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	120		84.53	10,143		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	336		41.16	13,830		
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536		
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOL	11	HTWT/CL AIR	1.05										
				FUEL SOURCE	1	OIL	1.00										

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

EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74

RCNLD	\$295,100
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