Key: 7573

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,799

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NORTHAM LINDSAY JR 76 WHITE OAK TRAIL BREWSTER, MA 02631	108-6-0	76 WHITE OAK TRAIL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NORTHAM LINDSAY JR	07/28/2014	QS	314,000	(204020)
COLLINS JEFFREY	03/09/2009	DC		(DOC# 1,108,266)
COLLINS WILLIAM G	07/01/2004	A	104,000	(173585)

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

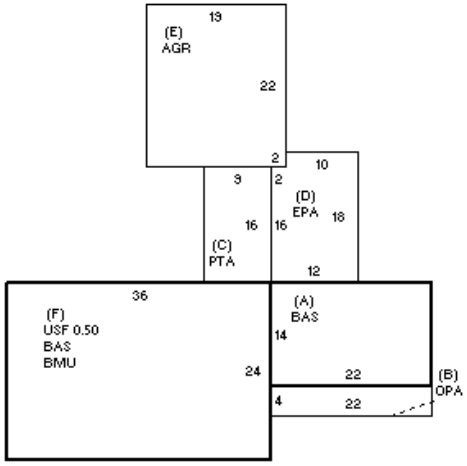
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
557	08/27/2020	7	ALTERATIONS	8,968	12/22/2020	TCK	100	100
		12	CYCLICAL NON		05/14/2013	SF	100	100
604	10/28/1997	7	ALTERATIONS	2,500			100	100
255	05/23/1995	3	OUT BUILDING	1,300			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,817	13 1.00	A 1.00	A 1.00	219,200	1.51	A 1.00	R02 1.00			249,590

TOTAL	32,817 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	249,600	235,500
BUILDING	355,600	335,600
DETACHED	2,200	2,200
OTHER	0	0
TOTAL	**607,400**	**573,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X12	2003	96	22.01	1,700
PTD	A 1.00	50 0.50	11X11		121	9.00	500

PHOTO 12/22/2020

BLDG COMMENTS

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	12/22/2020	TCK
LIST	12/22/2020	EST
REVIEW	2/12/2021	MR

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,604	DETAIL ADJ	1.000
$NLA(RCN)	$308	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,978
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,172	1977	258.97	303,516
B	OPA	N	OPEN PORCH	88		51.00	4,488
C	PTA	N	PATIO	144		16.22	2,336
D	EPA	N	ENCLOSED PORCH	212		73.90	15,666
E	AGR	N	ATT GARAGE	418		41.32	17,274
F	BMU	N	BSMT UNFINISHED	864		60.18	51,996
F	USF	L	UPPER STORY FIN	432	1977	189.44	81,838
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	493,909
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1977 / 46		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	$355,600		