Key: 7738

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,966

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHARTIER LARRY & JUNE 10 BEACH ROSE LANE BREWSTER, MA 02631	96-83-0	10 BEACH ROSE LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHARTIER LARRY & JUNE	01/20/1984	XX		3992-125

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

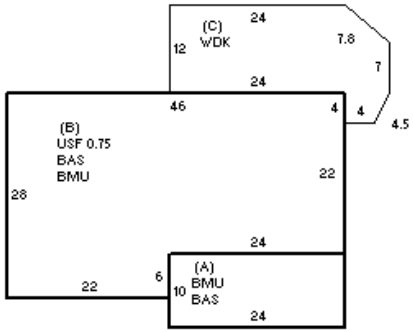
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
356	06/12/2020	7	ALTERATIONS	1,000	10/09/2020	TCK	100	100
		12	CYCLICAL NON		02/15/2013	MR	100	100
245	04/26/2002	2	ADD	40,000	06/05/2003	TN	100	100
271	05/26/1999	3	OUT BUILDING	1,500	06/05/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,080	13 1.00	A 1.00	A 1.00	219,200	2.12	A 1.00	R02 1.00			225,280

TOTAL	21,080 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	225,300	212,500
BUILDING	565,400	540,300
DETACHED	14,800	14,600
OTHER	0	0
TOTAL	**805,500**	**767,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+ 1.10	20 0.80	10X12		120	23.53	2,300
STU	V 1.50	20 0.80	12X16	2002	192	75.00	11,500
OPA	A 1.00	10 0.90	4X16 ATT/STU	2002	64	17.75	1,000

PHOTO 10/09/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/9/2020	TCK
LIST	6/5/2003	TN
REVIEW	1/12/2021	MR

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,242	DETAIL ADJ	1.000
$NLA(RCN)	$304	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,752
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	1,384	1985	276.57	382,777
+	BMU	N	BSMT UNFINISHED	1,384		60.97	84,380
B	USF	L	UPPER STORY FIN	858	2002	204.17	175,180
C	WDK	N	WOOD DECK	365		43.98	16,054
	F21	O	FPL 2S 1OP	1		11,389.40	11,389
	ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710

TOTAL RCN	681,241

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

EFF.YR/AGE	1999 / 24	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$565,400