Key: 7811

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,039

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EVANS CRAIG P & CLAIRE M 59 BEACH ROSE LANE BREWSTER, MA 02631	96-31-0	59 BEACH ROSE LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EVANS CRAIG P & CLAIRE M	07/09/2021	O	526,000	34284-1
LANDERS LILLIAN	04/16/1971	XX		1506-565

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

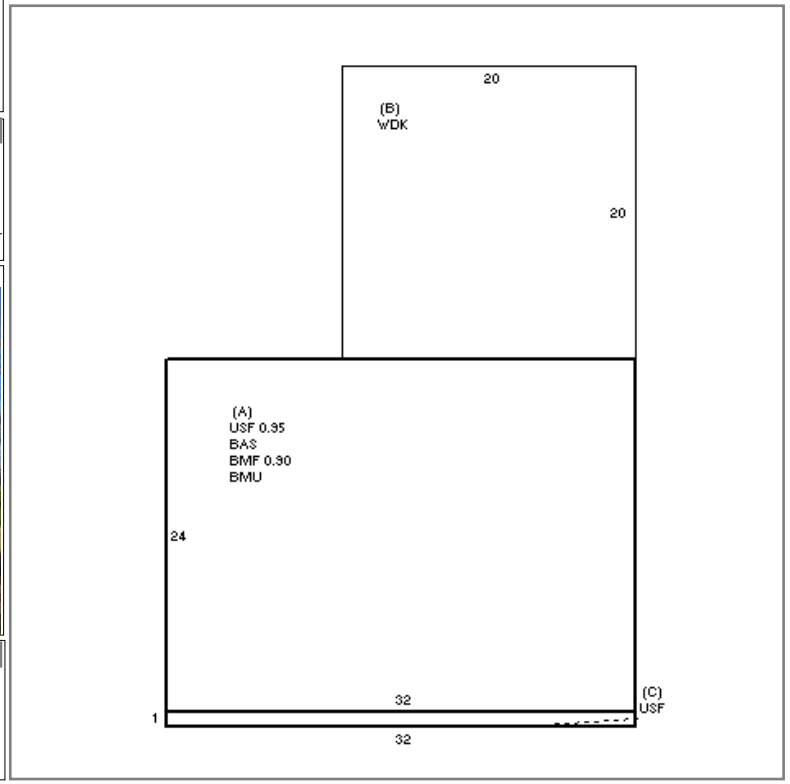
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
269	04/01/2022	7	ALTERATIONS	15,000	03/03/2023	TCK	100	100
270	04/01/2022	7	ALTERATIONS	125,000	03/03/2023	TCK	100	100
	07/09/2021	16	MLS REVIEW	526,000	04/14/2022	JMG	100	100
		12	CYCLICAL NON		02/15/2013	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,700	13 1.00	A 1.00	A 1.00	219,200	2.15	A 1.00	R02 1.00			224,390

TOTAL	20,700 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	224,400	211,700
BUILDING	400,500	378,200
DETACHED	21,700	21,400
OTHER	0	0
TOTAL	**646,600**	**611,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12		96	22.01	1,100
SHF	A 1.00	30 0.70	12X10		120	21.39	1,800
IPC	A 1.00	30 0.70	16X32		512	52.47	18,800

PHOTO 03/03/2023

BLDG COMMENTS

BMF= FAM RM (PER PLANS)
INFO @ DOOR 10/13/20

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/13/2020	TCK
LIST	9/18/2003	JB
REVIEW	4/3/2023	EMZ

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,530	DETAIL ADJ	1.000
$NLA(RCN)	$327	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.95	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,646
GARAGE SPACES	0	1.00
% BSMT FIN	90	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	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		66.04	50,720
A	BMF	N	BSMT FINISH	691		39.85	27,536
A	BAS	L	BASE AREA	768	1969	308.32	236,791
B	WDK	N	WOOD DECK	400		41.55	16,621
+	USF	L	UPPER STORY FIN	762	1969	194.88	148,498
	F21	O	FPL 2S 1OP	1		10,760.10	10,760

TOTAL RCN	500,571

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

EFF.YR/AGE	1993 / 30		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD	$400,500		