

Key: 7817

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.045

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURRAY WILLIAM H TRUSTEE MURRAY ANN L TRUSTEE 120 WOODCLIFF ROAD NEWTON HIGHLANDS, MA 02461				96-33-0				79 BEACH ROSE LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURRAY WILLIAM H TRUSTEE				03/29/2023	F	10	35702-267				
MURRAY WILLIAM H & ANN L				02/28/2006	QS	380,000	20774-272				
PACKETT JAMES M & DIANE I				06/13/1969	XX		1440-050				

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	%
167	02/25/2022	7	ALTERATIONS	9,600	03/03/2023	TCK	100	100
179	01/23/2014	7	ALTERATIONS	2,351	06/11/2015	MW	100	100
		12	CYCLICAL NON		02/15/2013	MR	100	100
295	09/18/1991	2	ADD	80,000	01/01/1994		100	100

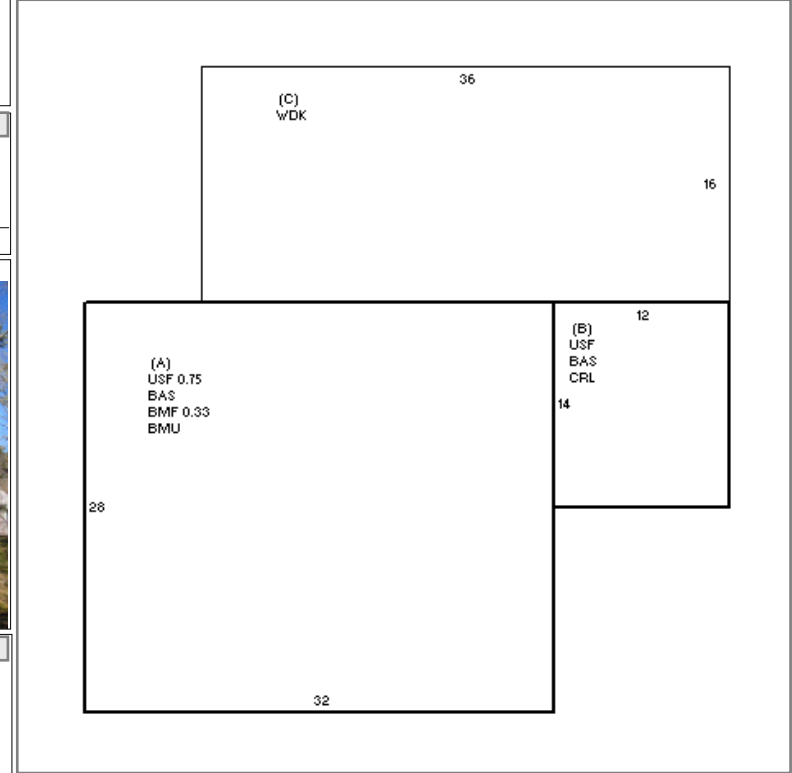
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,700	13	1.00	A	1.00	A	1.00				224,390

TOTAL	20,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	224,400	211,700
St Ind	AVERAGE		LAND	403,200	380,700			
Infl	AVERAGE		DETACHED	1,700	1,700			
			OTHER	0	0			
						TOTAL	629,300	594,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8 X12		96	22.01	1,700



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/13/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,904	DETAIL ADJ	1.000
\$NLA(RCN)	\$294	OVERALL	1.030

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	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	896		60.77	54,450
A	BMF	N	BSMT FINISH	296		41.54	12,297
A	BAS	L	BASE AREA	896	1969	269.13	241,140
A	USF	L	UPPER STORY FIN	672	1969	187.43	125,954
B	CRL	N	BSMT CRAWL	168		31.27	5,254
B	BAS	L	BASE AREA	168	1991	269.13	45,214
B	USF	L	UPPER STORY FIN	168	1991	187.43	31,488
C	WDK	N	WOOD DECK	576		40.38	23,256
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	560,030
CONDITION ELEM	CD
EXTERIOR	G
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	\$403,200