Key: 7842

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,070

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHEEHAN WILLIAM P & TRACIE E 49 BEACH ROSE LANE BREWSTER, MA 02631	96-30-0	49 BEACH ROSE LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHEEHAN WILLIAM P & TRACI	03/01/1995	QS	97,500	9574-089

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

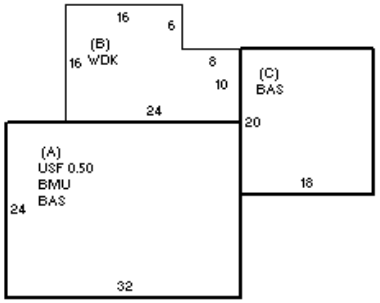
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		02/15/2013	MR	100	100
257	05/13/2005	2	ADD	35,000	04/19/2006	JB	100	100

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	320,600	306,800
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**546,200**	**519,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X10		80	22.01	1,200

PHOTO 10/13/2020

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	10/13/2020	TCK
LIST	10/13/2020	EST
REVIEW	1/12/2021	EMZ

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$294	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	4	$5,304
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	1	HARDWOOD	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
A	BAS	L	BASE AREA	768	1970	258.97	198,891
A	BMU	N	BSMT UNFINISHED	768		63.55	48,806
A	USF	L	UPPER STORY FIN	384	1970	189.44	72,744
B	WDK	N	WOOD DECK	336		39.98	13,434
C	BAS	L	BASE AREA	360	2005	258.97	93,230
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	445,227

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

EFF.YR/AGE	1978 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$320,600