Key: 7843

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,071

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY EUGENE J 302 FREEMANS WAY BREWSTER, MA 02631	95-178-0	302 FREEMANS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY EUGENE J	08/16/1993	A	100,000	8731-222

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	%
125	02/14/2020	7	ALTERATIONS	3,000	11/09/2020	TCK	100	100
		12	CYCLICAL NON		05/29/2013	SF	100	100
17	01/10/2013	7	ALTERATIONS	847	08/15/2014	RJM	100	100
544	09/16/2004	7	ALTERATIONS	5,000			100	100
328	05/31/2000	2	ADD	10,000	07/19/2001	SJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,500	13 1.00	A 1.00	A 1.00	197,280	2.17	A 1.00	RM2 0.90			201,520

TOTAL	20,500 SF	ZONING	RL	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

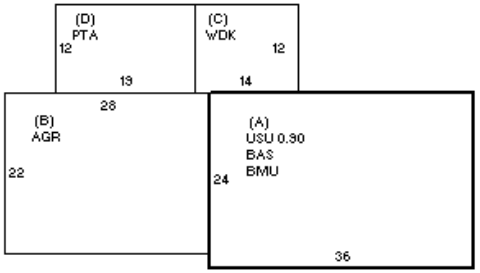
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	201,500	190,100
BUILDING	283,500	267,700
DETACHED	2,500	2,400
OTHER	0	0
TOTAL	**487,500**	**460,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	12 X 15	1994	180	20.77	1,900
PTD	A 1.00	50 0.50	12X12		144	9.00	600

PHOTO 11/09/2020



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	11/9/2020	TCK
LIST	11/9/2020	EST
REVIEW	12/22/2020	MR

BLDG COMMENTS

INFO @ DOOR 11/9/20

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$469	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,134
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	3	GAMBREL	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	864		62.54	54,035
A	BAS	L	BASE AREA	864	1969	292.64	252,845
A	USU	N	UPPER STORY UNF	778		59.21	46,067
B	AGR	N	ATT GARAGE	616		39.29	24,203
C	WDK	N	WOOD DECK	168		41.55	6,981
D	PTA	N	PATIO	228		15.17	3,459
	F21	O	FPL 2S 1OP	1		10,760.10	10,760
	ODS	O	OUTDOOR SHOWER	1		2,559.90	2,560

TOTAL RCN	405,043

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

EFF.YR/AGE	1973 / 50	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$283,500