

Key: 7909

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.137

LEG
A
L
L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION															
MANNING RORY P & MULLEN NICOLE K				95-96-0				88 ALLEN DRIVE															
88 ALLEN DRIVE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)												
BREWSTER, MA 02631				MANNING RORY P & MULLEN N				11/12/2021	QS	412,500	34658-214												
				RIECK HARRY H & SHARON L				09/27/2002	QS	212,000	15661-065												
				LAMARCO SHIRLEY				03/14/2001	N	105,000	13635-019												
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	19,800	13	1.00	A	1.00	A	1.00	219,200	2.23	A	1.00	R03	1.00									222,310

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	%
885	11/28/2022	7	ALTERATIONS	2,000	03/03/2023	TCK	100	100
	11/12/2021	6	DEMO	412,500	06/09/2022	JMG	100	100
349	05/15/2015	7	ALTERATIONS	7,500	04/20/2016	WFF	100	100
		12	CYCLICAL NON		02/14/2013	SF	100	100

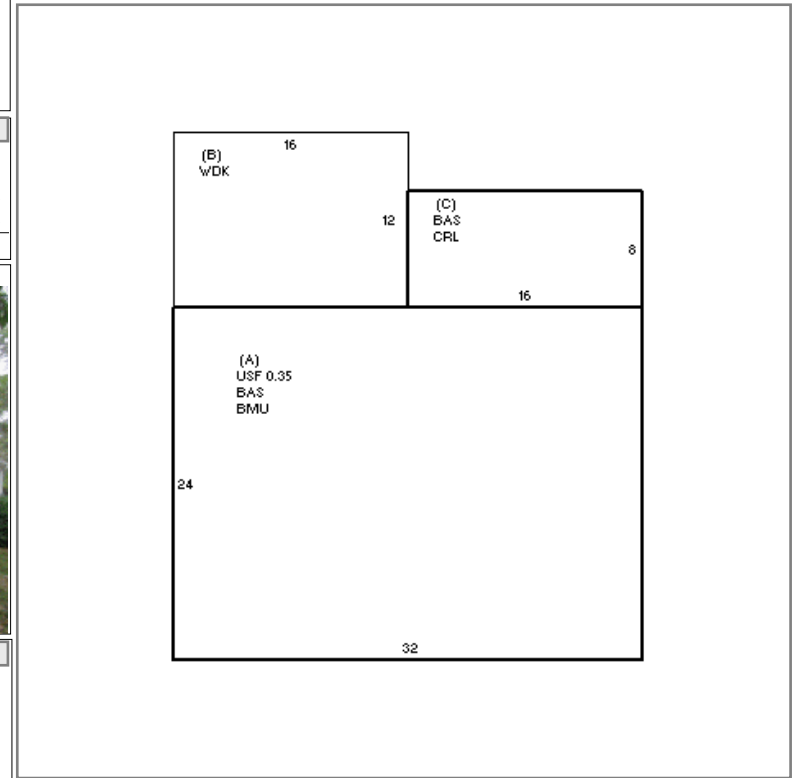
D
E
T
A
C
H
E
D

TOTAL	19,820 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E				LAND	222,300	209,700
St Ind	AVERAGE		LAND	260,500	249,400			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	482,800	459,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	TCK
MODEL	1		RESIDENTIAL	LIST	9/8/2003	JB
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	1974	SIZE ADJ	1.000
NET AREA	1,165	DETAIL ADJ	1.000
\$NLA(RCN)	\$311	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$3,783
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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		60.43	46,414
+	BAS	L	BASE AREA	896	1974	267.80	239,947
A	USF	L	UPPER STORY FIN	269	1974	180.15	48,461
B	WDK	N	WOOD DECK	192		38.02	7,300
C	CRL	N	BSMT CRAWL	128		29.46	3,770
	F21	O	FPL 2S 1OP	1		9,846.50	9,847
	ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343

TOTAL RCN	361,864
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$260,500