

Key: 7949

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.177

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LOHAN-CONWAY DEIRDRE 295 COMMONS WAY BREWSTER, MA 02631				96-130-0				295 COMMONS WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LOHAN-CONWAY DEIRDRE				12/29/2004	N	382,500	19391-133					
SECCARECCIO LISA A				04/05/1999	H		12178-207					
MCNEIL MICHAEL J &				03/27/1992	QS	118,500	7941-033					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,000	13	1.00	13L 1.00 A	175,360	1.98	A	1.00	R07	0.80	183,360

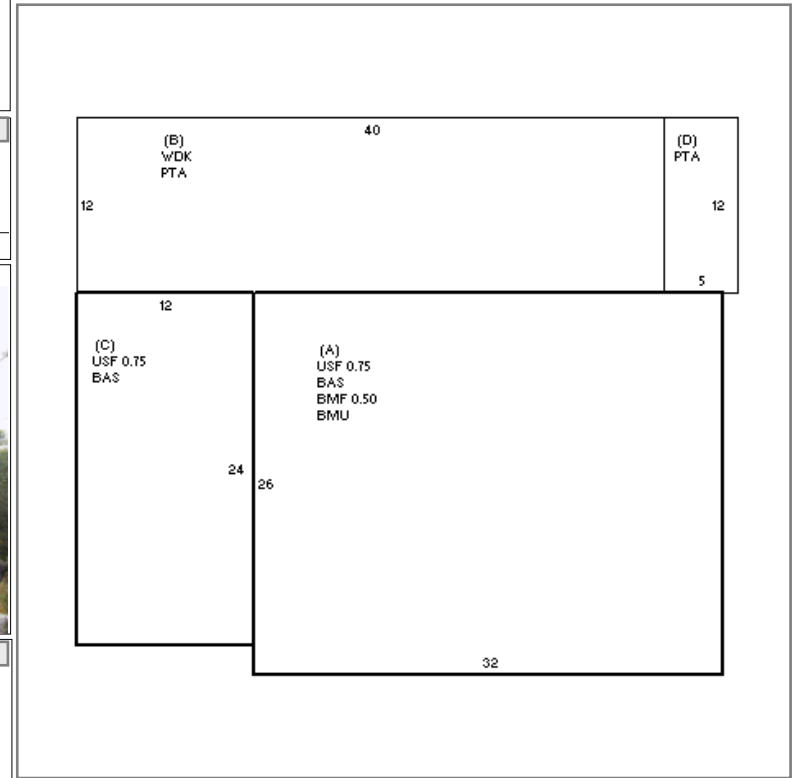
TOTAL	23,000 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	183,400	173,000
St Ind	COMMONS		LAND	466,600	440,600			
Infl	AVERAGE		DETACHED	4,500	4,500			
			OTHER	0	0			
						<b>TOTAL</b>	<b>654,500</b>	<b>618,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		64	22.01	1,300
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BLDG COMMENTS  
INFO @ DOOR 10/21/20  
BMF=WORKSHOP

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 %
413		14	CYCLICAL GRO		10/21/2020	TCK	100 100
62	09/15/1993	12	CYCLICAL NON	20,000	05/20/2013	SF	100 100
	03/03/1992	2	ADD	4,000	01/01/1995	RD	100 100
		2	ADD				100 100



BUILDING	CD	ADJ	DESC	MEASURE	10/21/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/21/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/4/2020	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	613,956		
NET AREA	1,960	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		66.20	55,077	CONDITION ELEM	CD		
\$NLA(RCN)	\$313	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	416		45.25	18,826	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	840	1985	204.17	171,504	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	480		14.27	6,851	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	B	WDK	N	WOOD DECK	480		43.98	21,112	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,120	1985	284.87	319,054	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	D	PTA	N	PATIO	60		23.19	1,391				
				FUEL SOURCE	1	OIL	1.00	F21	O	O	FPL 2S 10P	1		11,389.40	11,389				
																		EFF.YR/AGE	1985 / 38
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$466,600