Key: 7952

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,180

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OLIVEIRA GILBERT E & DIANA W 52 BEACH ROSE LANE BREWSTER, MA 02631	96-78-0	52 BEACH ROSE LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OLIVEIRA GILBERT E & DIAN	06/04/1984	XX		4133-187

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

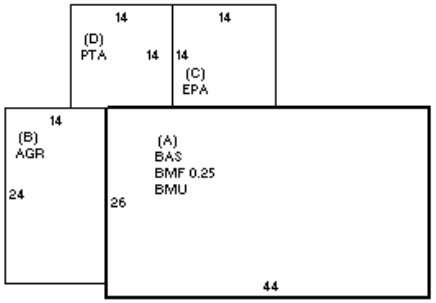
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		10/13/2020	TCK	100	100
		12	CYCLICAL NON		02/15/2013	MR	100	100
83	02/13/2002	2	ADD	21,000	06/05/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,650	13 1.00	A 1.00	A 1.00	219,200	1.94	A 1.00	R02 1.00			230,570

TOTAL	23,650 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	230,600	217,500
BUILDING	303,000	289,800
DETACHED	1,600	1,600
OTHER	0	0
TOTAL	**535,200**	**508,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X10		80	22.01	1,600

PHOTO 10/13/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [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	MR

BLDG COMMENTS

BMF=REC RM
INFO @ DOOR 10/13/20

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$344	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,410
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	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	1,144		53.64	61,364
A	BMF	N	BSMT FINISH	286		38.32	10,959
A	BAS	L	BASE AREA	1,144	1984	241.20	275,933
B	AGR	N	ATT GARAGE	336		40.13	13,482
C	EPA	N	ENCLOSED PORCH	196		72.65	14,240
D	PTA	N	PATIO	196		14.35	2,813
	F11	O	FPL 1S 1OP	1		7,255.20	7,255

TOTAL RCN	393,457

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

EFF.YR/AGE	1987 / 36	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$303,000