Key: 8116

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,334

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
F&G CUSTOM BUILD INC **C/O OSULLIVAN PIERCE BENJAMIN** **10 TIRRELL ROAD** **MEDFORD, MA 02155**	**144-36-0**	**549 SOUTH ORLEANS ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OSULLIVAN PIERCE BENJAMIN	05/22/2024	QS	820,000	36377-130
F&G CUSTOM BUILD INC	06/20/2023	QS	575,000	35851-57
BUHLER BARBARA	05/08/2009	DC		3656-185

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

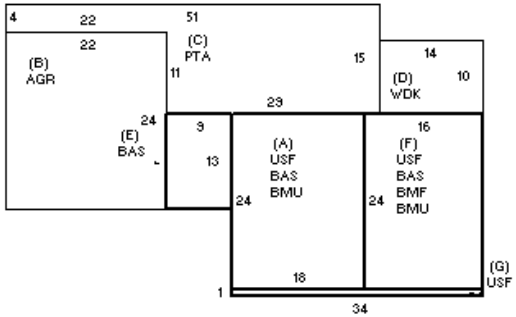
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-224	07/30/2024	7	ALTERATIONS	15,000			0	0
23-799	03/01/2024	7	ALTERATIONS	10,000			0	0
	06/20/2023	16	MLS REVIEW	575,000	05/14/2024	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,134	13 1.00	A 1.00	A 1.00	197,280	2.20	A 1.00	RM2 0.90			200,770

TOTAL	20,134 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	200,800	189,400
BUILDING	370,000	348,700
DETACHED	0	0
OTHER	0	0
TOTAL	**570,800**	**538,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/27/2007

BLDG COMMENTS

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	3/26/2007	JH
LIST	3/26/2007	JH
REVIEW	3/28/2007	SEJ

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,783	DETAIL ADJ	1.000
$NLA(RCN)	$301	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	$9,373
GARAGE SPACES	2	1.00
% BSMT FIN	47	1.00
# 1/2 BATHS	2	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	10	VERT BOARD	0.98
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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	816		60.77	49,588
B	AGR	N	ATT GARAGE	528		39.95	21,095
C	PTA	N	PATIO	523		12.28	6,424
D	WDK	N	WOOD DECK	140		40.38	5,653
+	BAS	L	BASE AREA	933	1971	274.21	255,835
F	BMF	N	BSMT FINISH	384		41.55	15,954
+	USF	L	UPPER STORY FIN	850	1971	187.43	159,316
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	536,181

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

EFF.YR/AGE	1971 / 52	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$370,000