

Key: 823

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 844

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CURRENT OWNER				PARCEL ID				LOCATION			
LOCKWOOD KEITH M & LOCKWOOD JENNIFER L 58 FARNHAM STREET BELMONT, MA 02478-3264				91-49-0				195 ELLIS LANDING ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LOCKWOOD KEITH M & ELLIS THEODORE B TRUSTEE				12/07/2016	QS	559,000	30142-141				
ELLIS THEODORE B & JEAN M				03/21/2013	F		27225-96				
				01/20/2009	F		23381-198				

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	%
23-1262	12/08/2023	7	ALTERATIONS	2,356	04/25/2024	NF	100	100
		14	CYCLICAL GRO		12/03/2020	NF	100	100
		12	CYCLICAL NON		10/23/2007	JH	100	100
NP		5	OTHER	7,000				
764	12/23/2003							
593	10/01/2003	7	ALTERATIONS	60,000				

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,486 6	1.00	A	1.00	A	1.00	1,139,840	10.00	A	1.00	BG+ 5.20	912,090

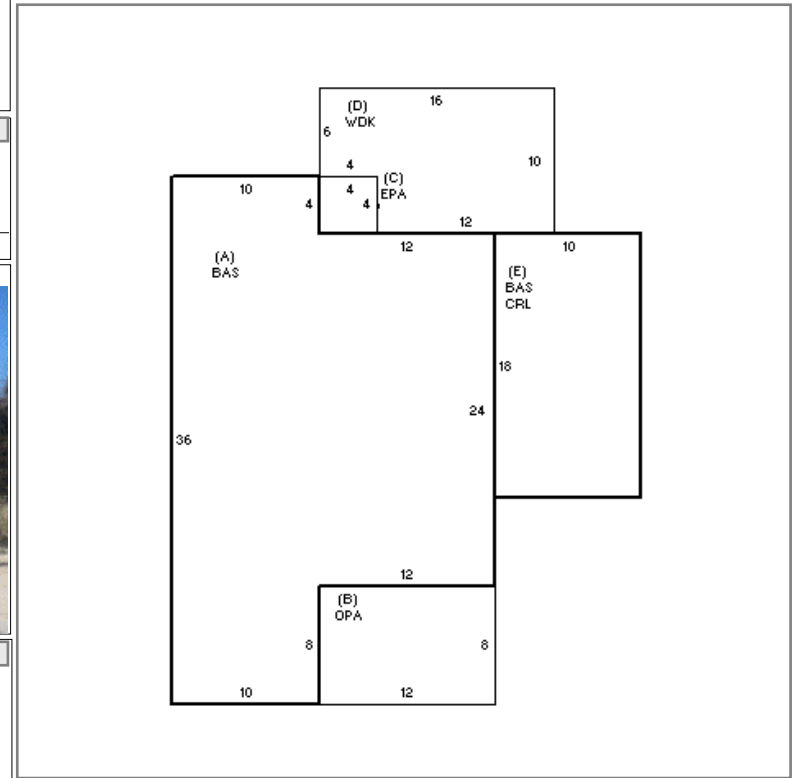
TOTAL	3,486 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N O T E	Added Lot 9A on Plan Book 475/70 Changed on Map but sq ft of Lot 9A never added to Lot 1			LAND	912,100	860,500
St Ind	AVERAGE		BUILDING	181,400	171,300			
Infl	AVERAGE		DETACHED	2,100	2,100			
			OTHER	0	0			
						TOTAL	1,095,600	1,033,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 01 1.00	8X12	2020	96	22.01	2,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/3/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/23/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	274,793
NET AREA	828	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	828	1940	298.17	246,882		
\$NLA(RCN)	\$332	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	96		54.00	5,184		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	16		156.46	2,503		
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	D	WDK	N	WOOD DECK	144		42.34	6,097		
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00	E	CRL	N	BSMT CRAWL	180		32.80	5,903		
BEDROOMS	2	1.00		INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,608.20	2,608		
BATHROOMS	1	1.00		HEATING/COOL	9	WARM/CL AIR	1.03										
FIXTURES	4	\$5,616		FUEL SOURCE	2	GAS	1.00										
GARAGE SPACES	0	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	0	1.00															
# OF UNITS	1	1.00															
EFF.YR/AGE																1965 / 58	
COND																34 34 %	
FUNC																0	
ECON																0	
DEPR																34 % GD 66	
RCNLD																\$181,400	