

Key: 8276

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.513

LEGALS

LAND

DETAILED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
FITZGERALD PHOEBE H & THOMAS J TRUSTEES FITZGERALD TRUST AUG 28 2017 53 NUTLEY ROAD BREWSTER, MA 02631										93-17-0				53 NUTLEY ROAD			
TRANSFER HISTORY										DOS		T	SALE PRICE		BK-PG (Cert)		
FITZGERALD PHOEBE H & THO										08/31/2017		F	1 30736-176				
FITZGERALD THOMAS J & PHO										11/07/2014		QS	600,000 28496-10				
NELSON MICHAEL D										11/06/2008		J	155,000 23255-180				

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	%
374	05/08/2017	3	OUT BUILDING	10,000	06/06/2018	NF	100	100
209	03/20/2017	77	SOLAR PANELS	19,200	06/06/2018	NF	100	100
342	05/15/2015	1	NEW CONSTRUC	40,000	04/21/2016	WFF	100	100
26	01/12/2015	7	ALTERATIONS	5,500	04/21/2016	WFF	100	100
		12	CYCLICAL NON		03/06/2013	SF	100	100

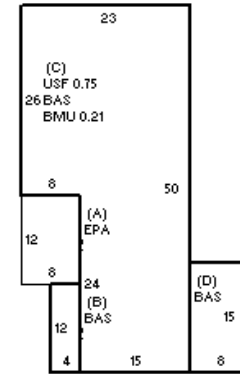
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	13	1.00	A	1.00	A	1.00	354,008	1.00	15	0.85 PF2 1.90	489,910
300	A	4,773	13	1.00	A	1.00	A	1.00	22,800	1.00	A	1.00 PF2 1.90	108,820

TOTAL	6.150 Acres				ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13				N O T E	T=SLOPE			LAND	598,700	564,700
St Ind	AVERAGE					LAND BUILDING	355,400	335,600			
Infl	AVERAGE					DETACHED	61,000	60,400			
						OTHER	0	0			
						TOTAL	1,015,100	960,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 15X20		300	36.79	7,700
SHF	A	1.00	40 0.60		396	19.22	4,600
LBN	G	1.20	10 0.90 20X50 & 26X5	2015	2,300	21.96	45,500
DDK	A	1.00	10 0.90 6X8 DK ON L	2015	48	12.50	500
SHF	A	1.00	10 0.90 10X14		140	21.39	2,700



BLDG COMMENTS  
INFO AT DOOR (2/6/2021)  
36 SOLAR PANELS ON BARN



YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	573,177		
NET AREA	1,845	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	EPA	N	ENCLOSED PORCH	96		117.75	11,304	CONDITION ELEM	CD		
\$NLA(RCN)	\$311	OVERALL	1.060	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,126	1850	322.95	363,647	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	201		85.03	17,091	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	USF	L	UPPER STORY FIN	719	1850	233.86	168,142	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		3,071.90	3,072	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1957 / 66
																		COND	38 38 %
																		FUNC	0
																		ECON	0
																		DEPR	38 % GD 62
																		RCNLD	\$355,400