Key: 8309

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,548

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE MELANIE P & BRIAN M 25 TWINTURN DRIVE BREWSTER, MA 02631	94-98-0	25 TWINTURN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITE MELANIE P & BRIAN M	06/03/2002	QS	269,900	15226-179
TYNDALL JEFFREY W	01/12/2000	QS	160,000	12777-121
LOMBARDI JOHN C & RACHEL	07/14/1989	QS	130,000	()

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

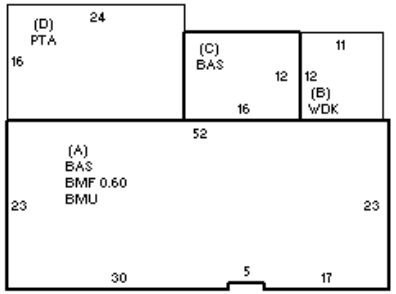
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
446	05/17/2021	7	ALTERATIONS	70,000	05/12/2022	TCK	100	100
119	02/08/2021	7	ALTERATIONS	3,300	05/12/2022	TCK	100	100
		14	CYCLICAL GRO		11/06/2020	TCK	100	100
561	08/28/2020	7	ALTERATIONS	6,950	11/06/2020	TCK	100	100
95	02/01/2018	7	ALTERATIONS	100	07/15/2019	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	13 1.00	A 1.00	A 1.00	219,200	2.82	A 1.00	R03 1.00			212,500

TOTAL	15,000 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,500	200,500
BUILDING	350,900	331,400
DETACHED	1,600	1,600
OTHER	0	0
TOTAL	**565,000**	**533,500**



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 05/12/2022

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	11/6/2020	TCK
LIST	11/6/2020	EST
REVIEW	5/26/2022	MR

BLDG COMMENTS

BMF=FAM RM/BATH
INFO @ DOOR 11/6/20

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,383	DETAIL ADJ	1.000
$NLA(RCN)	$338	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,878
GARAGE SPACES	1	1.00
% BSMT FIN	60	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	3	ALUMINUM	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,191		57.03	67,920
A	BMF	N	BSMT FINISH	715		37.97	27,148
B	WDK	N	WOOD DECK	132		39.59	5,226
+	BAS	L	BASE AREA	1,383	1971	248.97	344,319
D	PTA	N	PATIO	384		13.65	5,242
	F11	O	FPL 1S 1OP	1		7,713.40	7,713
	ODS	O	OUTDOOR SHOWER	1		2,439.20	2,439

TOTAL RCN	467,885

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

EFF.YR/AGE	1983 / 40	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$350,900