Key: 8318

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,557

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAYHEW BENJAMIN C & LISA A 50 TWINTURN DRIVE BREWSTER, MA 02631	94-105-0	50 TWINTURN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAYHEW BENJAMIN C & LISA	06/15/2006	QS	370,000	21102-309
MILLER BRUCE T	09/02/2003	H		17572-334
MILLER BRUCE T &	10/05/2001	QS	244,500	14306-278

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

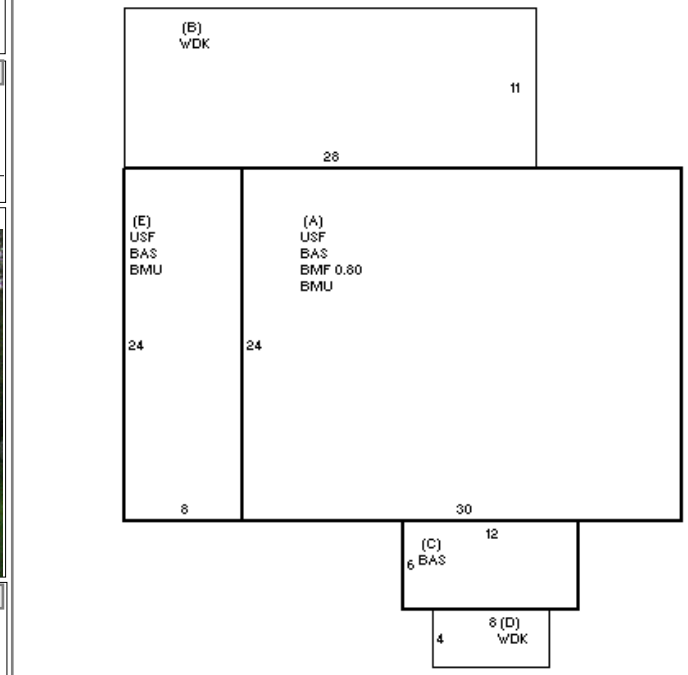
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR23-3	02/13/2023	3	OUT BUILDING	2,000	05/30/2024	TCK	100	100
SR23-2	02/07/2023	3	OUT BUILDING	3,000	05/30/2024	TCK	100	100
38	01/11/2019	7	ALTERATIONS	38,500	11/06/2020	TCK	100	100
		12	CYCLICAL NON		02/22/2013	SF	100	100
153	04/06/2011	2	ADD	25,000	03/09/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,020	13 1.00	A 1.00	A 1.00	219,200	2.81	A 1.00	R03 1.00			212,530

TOTAL	15,020 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,500	200,500
BUILDING	535,800	506,100
DETACHED	4,400	1,000
OTHER	0	0
TOTAL	**752,700**	**707,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	12X10	2023	120	21.39	2,600
SHF	A 1.00	01 1.00	8X10	2023	80	22.01	1,800

PHOTO 06/12/2024

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	11/6/2020	TCK
LIST	11/6/2020	EST
REVIEW	6/12/2024	EMZ

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,896	DETAIL ADJ	1.000
$NLA(RCN)	$314	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$11,440
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	912		64.90	59,189
A	BMF	N	BSMT FINISH	576		44.37	25,556
A	BAS	L	BASE AREA	720	1985	292.84	210,846
A	USF	L	UPPER STORY FIN	720	1985	200.17	144,122
+	WDK	N	WOOD DECK	340		43.12	14,661
+	BAS	L	BASE AREA	264	2019	292.84	77,310
E	USF	L	UPPER STORY FIN	192	2019	200.17	38,433
	F21	O	FPL 2S 1OP	1		11,166.10	11,166
	ODS	O	OUTDOOR SHOWER	1		2,656.50	2,657

TOTAL RCN	595,379
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2012 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	$535,800