Key: 835

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 856

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HORAN DAVID J, LACOUTURE REBECCA L & LACOUTURE BRADFORD P 56 HUNNEWELL STREET NEEDHAM, MA 02494	91-15-0	50 KINGFISHER CARTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HORAN DAVID J, LACOUTURE	12/06/2018	F	100	()
HORAN DAVID J &	02/18/2011	H	449,000	25268-55
ROHDE CHARLES F & EVELYN	10/15/1976	XX		2412-105

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

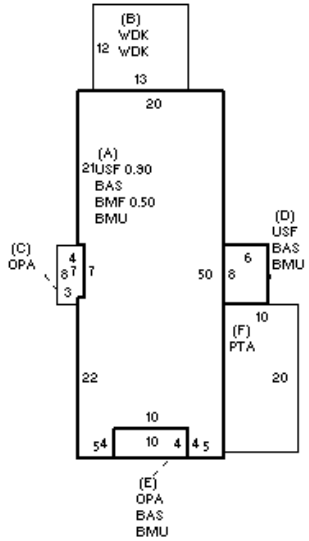
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1002	01/13/2023	77	SOLAR PANELS	12,461	04/25/2024	NF	0	0
655	08/19/2014	1	NEW CONSTRUC	15,000	06/25/2015	MW	100	100
638	08/05/2013	5	OTHER	16,000	08/08/2014	RJM	100	100
158	02/27/2013	6	DEMO	12,000	08/08/2014	RJM	100	100
159	02/27/2013	1	NEW CONSTRUC		08/08/2014	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,400	6 1.00	A 1.00	A 1.00	964,480	4.71	A 1.00	BG- 4.40			875,090

TOTAL	8,400 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	875,100	825,600
BUILDING	696,300	665,100
DETACHED	3,200	3,200
OTHER	0	0
TOTAL	**1,574,600**	**1,493,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	20 0.80			1	4,058.10	3,200

PHOTO 05/18/2024

BLDG COMMENTS

BMF- 2 BEDRM AND 1/2 BATH PER RENTER

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/25/2020	NF
LIST	8/8/2014	RJM
REVIEW	5/18/2024	EMZ

YEAR BLT	2013	SIZE ADJ	1.000
NET AREA	1,947	DETAIL ADJ	1.000
$NLA(RCN)	$393	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	$19,520
GARAGE SPACES	0	1.00
% BSMT FIN	50	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN 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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,041		77.07	80,232
A	BMF	N	BSMT FINISH	477		55.06	26,263
+	BAS	L	BASE AREA	1,001	2014	356.66	357,017
+	USF	L	UPPER STORY FIN	906	2014	248.39	225,044
+	WDK	N	WOOD DECK	312		53.51	16,694
+	OPA	N	OPEN PORCH	71		68.25	4,846
E	BAS	L	BASE AREA	40	2013	356.68	14,267
F	PTA	N	PATIO	200		20.62	4,124
	F21	O	FPL 2S 1OP	1		13,856.10	13,856
	ODS	O	OUTDOOR SHOWER	1		3,296.50	3,297

TOTAL RCN	765,158

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

EFF.YR/AGE	2014 / 9	
COND	9 9 %	
FUNC	0	
ECON	0	
DEPR	9	% GD 91
RCNLD		$696,300