Key: 8388

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,628

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MANSFIELD NOREEN &	51-98-0	57 BLACKBERRY LANE
MCLAUGHLIN JOAN P		
210 CAROLINE STREET		
FREDERICKSBURG, VA 22401		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MANSFIELD NOREEN &	06/15/2016	J	100,000	(209838)
MANSFIELD NOREEN ET AL	06/15/2016	H		(209838)
KELEHER HELEN J TRUSTEE	12/23/1991	A	100	7806-155

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	%
633	09/22/2020	7	ALTERATIONS	16,000	12/21/2020	NF	100	100
207	03/17/2016	7	ALTERATIONS	9,238	03/22/2017	NF	100	100
423	10/14/1992	2	ADD	600	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,000	14 1.00	A 1.00	A 1.00	252,080	2.99	A 1.00	R03 1.15			241,960

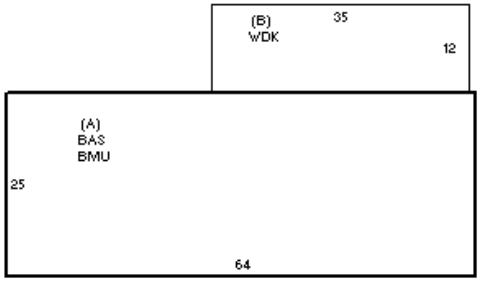
TOTAL	14,000 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 14	NOTE	Portion of property is in Harwich (Harwich Parcel ID: 110-B10-0), entire lot is approximately 18,600 sf		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	242,000	256,800
BUILDING	328,300	314,700
DETACHED	0	0
OTHER	0	0
TOTAL	**570,300**	**571,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/21/2020



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	4/23/2007	JH
LIST	7/19/2007	JH
REVIEW	1/26/2021	MR

BLDG COMMENTS

EXTRA SINK
SHED IS LOCATED IN HARWICH

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,600	DETAIL ADJ	1.000
$NLA(RCN)	$316	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	$7,800
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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,600		52.63	84,205
A	BAS	L	BASE AREA	1,600	1964	241.57	386,512
B	WDK	N	WOOD DECK	420		39.20	16,464
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN 505,033

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

EFF.YR/AGE 1964 / 59

COND	35	35 %	
FUNC	0		
ECON	0		
DEPR	35	% GD	65

RCNLD $328,300