Key: 8406

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,646

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEIGHTON DANIELLE M 41 BETTY'S LANE BREWSTER, MA 02631	61-1-0	41 BETTYS LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEIGHTON DANIELLE M	03/13/2015	QS	408,000	(205744)
MURPHY EVELYN A	05/22/2000	QS	210,000	(157722)
ORVIS STEVE W & ELIZABETH	01/27/1995	QS	147,000	(136232)

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

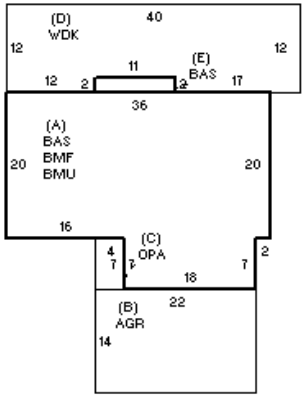
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		02/16/2021	TCK	100	100
NP		12	CYCLICAL NON		04/04/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,003	13 1.00	A 1.00	A 1.00	372,640	2.81	A 1.00	R10 1.70			361,270

TOTAL	15,003 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	361,300	340,800
BUILDING	323,000	308,900
DETACHED	1,300	1,300
OTHER	0	0
TOTAL	**685,600**	**651,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10X12		120	21.39	1,300

PHOTO 02/16/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/16/2021	TCK
LIST	2/16/2021	EST
REVIEW	3/18/2021	MR

BLDG COMMENTS

BMF=FAM RM/2 BEDROOM/BATH
INFO @ DOOR (2/16/21)

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	868	DETAIL ADJ	1.000
$NLA(RCN)	$459	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,408
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	10	VERT BOARD	0.98
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	846		63.60	53,807
A	BMF	N	BSMT FINISH	846		38.38	32,467
B	AGR	N	ATT GARAGE	308		45.53	14,024
C	OPA	N	OPEN PORCH	28		53.90	1,509
D	WDK	N	WOOD DECK	458		42.26	19,354
+	BAS	L	BASE AREA	868	1984	297.61	258,329
	F11	O	FPL 1S 1OP	1		8,232.70	8,233
	ODS	O	OUTDOOR SHOWER	1		2,603.40	2,603

TOTAL RCN 398,735

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

EFF.YR/AGE 1995 / 28

COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81

RCNLD $323,000