Key: 8407

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,647

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'NEIL SEAN D & NANCY D 55 BETTYS LANE BREWSTER, MA 02631	61-2-0	55 BETTYS LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'NEIL SEAN D & NANCY D	06/17/1985	XX		(102049)

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

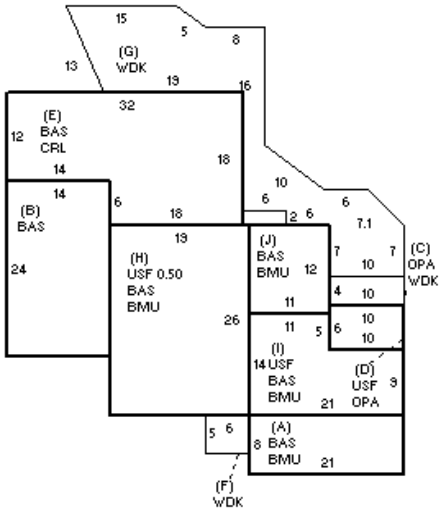
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		03/06/2013	SF	100	100
229	05/07/2004	2	ADD	4,000	06/01/2005	JB	100	100
708	11/20/2003	1	NEW CONSTRUC	25,000	08/18/2004	WH	100	100
707	11/20/2003	2	ADD	75,000	08/18/2004	WH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,007	13 1.00	A 1.00	A 1.00	372,640	2.81	A 1.00	R10 1.70			361,270

TOTAL	15,007 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	361,300	340,800
BUILDING	560,900	536,400
DETACHED	35,400	35,100
OTHER	0	0
TOTAL	**957,600**	**912,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	G 1.20	50 0.50			512	62.96	16,100
DGF	G 1.20	15 0.85	24X26	2003	624	33.20	17,600
SHF	A 1.00	10 0.90	IRR		88	22.01	1,700

PHOTO 02/16/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	A+	1.20	AVG + [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

INFO @ DOOR (2/16/21)

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,417	DETAIL ADJ	1.000
$NLA(RCN)	$301	OVERALL	0.930

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,705
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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,038		63.01	65,408
+	BAS	L	BASE AREA	1,374	1984	258.59	355,301
+	WDK	N	WOOD DECK	553		43.75	24,193
+	OPA	N	OPEN PORCH	100		55.80	5,580
+	USF	L	UPPER STORY FIN	551	1984	207.27	114,205
E	CRL	N	BSMT CRAWL	492		33.89	16,672
E	BAS	L	BASE AREA	492	2003	258.59	127,225
	F11	O	FPL 1S 1OP	1		8,522.90	8,523
	ODS	O	OUTDOOR SHOWER	1		2,695.10	2,695

TOTAL RCN	728,506
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1988 / 35
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	$560,900