Key: 8415

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,656

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GORMAN FRANCIS J & NANCY P CO-TRUSTEES THE GORMAN REVOCABLE TRUST 5/18/2017 160 CROWELLS BOG ROAD BREWSTER, MA 02631	61-24-0	160 CROWELLS BOG ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GORMAN FRANCIS J & NANCY	05/30/2017	F	1	30520-92
GORMAN FRANCIS J III & NA	12/06/1996	N	243,000	10513-341

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

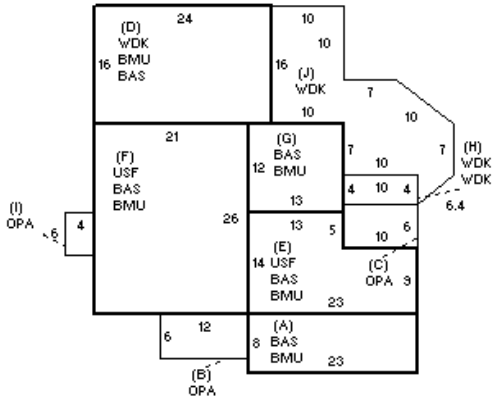
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1172	11/08/2023	7	ALTERATIONS	180,000	05/21/2024	TCK	30	100
23-986	09/20/2023	7	ALTERATIONS	3,000	05/21/2024	TCK	100	100
22-994	01/10/2023	2	ADD	230,000	05/21/2024	TCK	100	100
		14	CYCLICAL GRO		02/17/2021	TCK	100	100
		12	CYCLICAL NON		03/04/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,742	13 1.00	A 1.00	A 1.00	767,200	1.42	A 1.00	PF4 3.50			894,840

TOTAL	35,742 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	894,800	844,200
BUILDING	711,500	480,400
DETACHED	14,000	13,900
OTHER	0	0
TOTAL	**1,620,300**	**1,338,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G 1.20	20 0.80	22X22	1988	484	36.18	14,000

PHOTO 06/05/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/17/2021	TCK
LIST	2/17/2021	EST
REVIEW	6/5/2024	EMZ

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,360	DETAIL ADJ	1.000
$NLA(RCN)	$368	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$10,296
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	1	WD SHINGLE	1.00
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	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	1,542		69.47	107,121
+	BAS	L	BASE AREA	1,158	1988	318.87	369,254
+	OPA	N	OPEN PORCH	156		66.00	10,296
D	BAS	L	BASE AREA	384	2023	318.87	122,447
+	WDK	N	WOOD DECK	805		51.74	41,654
+	USF	L	UPPER STORY FIN	818	1988	240.20	196,486
	F11	O	FPL 1S 1OP	1		10,080.80	10,081

TOTAL RCN	867,635

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

EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	2	UC
ECON	0	
DEPR	18	% GD 82
RCNLD		$711,500