

Key: 8552

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.780

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LINCOLN L W THOMPSON III 261 CRANVIEW ROAD BREWSTER, MA 02631				20-22-0				261 CRANVIEW ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LINCOLN L W THOMPSON III				10/24/2008	A	100	23230-197				
LINCOLN BONNIE B &				08/30/2007	A	100	22302-61				
LINCOLN BONNIE B				07/05/1984	XX	14,000	4169-45				

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	%
627	07/09/2021	7	ALTERATIONS	15,817	05/10/2022	TCK	100	100
1042	12/22/2017	2	ADD	20,000	07/03/2024	TCK	70	70
		14	CYCLICAL GRO		12/20/2017	NF	100	100
597	08/06/2015	7	ALTERATIONS	1,886	05/09/2016	WFF	100	100
533	07/03/2014	77	SOLAR PANELS	53,696	06/15/2015	MW	100	100

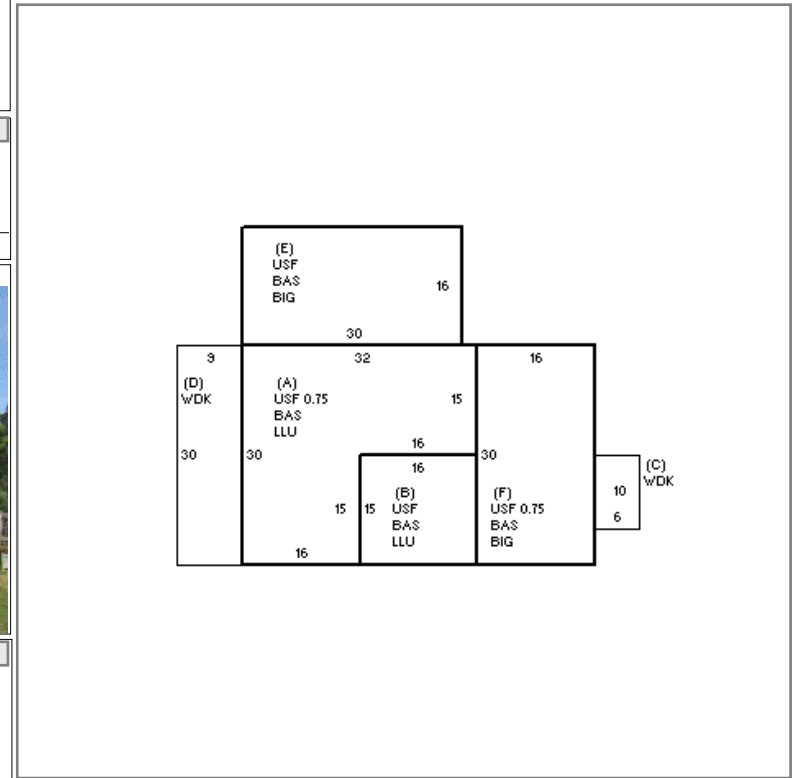
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	26,690	12	1.00	A	1.00	A	1.00	175,360	1.76	A	1.00	R01	0.80			189,400

TOTAL	26,690 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE house #261 per fire dept.	LAND	189,400	178,700			
St Ind	AVERAGE		BUILDING	856,600	766,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,046,000	945,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/27/2022	JMG
MODEL	1		RESIDENTIAL	LIST	4/27/2022	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	7/25/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
48 SOLAR PANELS

BUILDING

YEAR BLT	2007	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,044,691	
NET AREA	3,540	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	960		99.70	95,715			
\$NLA(RCN)	\$295	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,440	2007	271.89	391,523			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,140	2007	184.43	210,252			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	330		47.00	15,509			
				FLOOR COVER	2	SOFTWOOD	1.00	E	BIG	N	BUILT-IN GARAGE	480		61.00	29,278			
				INT FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	480	2018	271.89	130,507			
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	E	USF	L	UPPER STORY FIN	480	2018	184.43	88,527			
				FUEL SOURCE	2	GAS	1.00	F	BIG	N	BUILT-IN GARAGE	480		61.00	29,278			
												BMG	O	BSMT GARAGE	3	3,245.47	9,736	
												F22	O	FPL 2S 2OP	2	14,952.35	29,905	

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

EFF.YR/AGE	2015 / 8
COND	8 8 %
FUNC	10 UC
ECON	0
DEPR	18 % GD 82

RCNLD	\$856,600
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