Key: 8554

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,782

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAFFEY KEITH & LILLA 225 CRANVIEW ROAD BREWSTER, MA 02631	20-19-0	225 CRANVIEW ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAFFEY KEITH & LILLA	05/20/2016	QS	565,000	29665-151
TOMKINSON NEIL C &	02/21/2014	F	1	27996-168
EASTMAN PRISCILLA A &	07/30/1992	A	100	8136-149

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

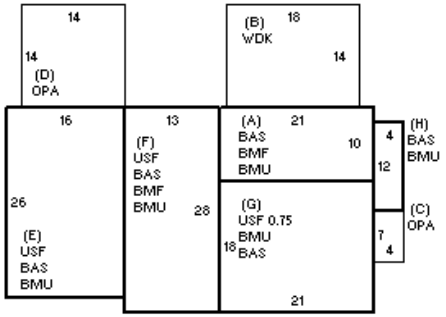
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
413	05/15/2013	2	ADD	15,000	08/14/2014	RJM	100	100
23	01/15/2003	2	ADD	75,000	08/10/2004	WH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,990	12 1.00	A 1.00	A 1.00	175,360	1.70	A 1.00	R01 0.80			191,790

TOTAL	27,990 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	191,800	180,900
BUILDING	721,100	681,300
DETACHED	29,700	29,400
OTHER	0	0
TOTAL	**942,600**	**891,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G 1.20	01 1.00	22X20		440	65.04	28,600
SHF	A 1.00	50 0.50	8X12		96	22.01	1,100

PHOTO 12/13/2017

BLDG COMMENTS

OUTDOOR SHOWER + 2 FIX

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	G-	1.20	GOOD - [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/13/2017	NF
LIST	3/11/2008	JH
REVIEW	6/5/2018	TD

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,480	DETAIL ADJ	1.000
$NLA(RCN)	$350	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	3	1.00
FIXTURES	13	$21,902
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	2	CLAPBOARD	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,416		68.21	96,579
+	BMF	N	BSMT FINISH	574		52.27	30,005
A	BAS	L	BASE AREA	210	1985	313.08	65,746
B	WDK	N	WOOD DECK	252		50.80	12,802
+	OPA	N	OPEN PORCH	224		64.80	14,515
E	BAS	L	BASE AREA	416	2004	313.07	130,239
E	USF	L	UPPER STORY FIN	416	2004	228.54	95,073
+	USF	L	UPPER STORY FIN	648	1985	228.54	148,095
+	BAS	L	BASE AREA	790	1985	313.07	247,329
	MST	O	MAS/METAL STACK	1		6,515.00	6,515

TOTAL RCN	868,801

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

EFF.YR/AGE	1999 / 24		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD			$721,100