Key: 8617

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,844

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TAYLOR KEVIN F (LIFE ESTATE) PO BOX 794 SOUTH DENNIS, MA 02660	9-1-0	71 BELMONT PARK ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TAYLOR KEVIN F	09/16/2022	F	100	35371-311
TAYLOR KEVIN F	01/24/1991	N	88,000	7420-343

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	%
414	07/09/2020	7	ALTERATIONS	5,950	12/30/2020	NF	100	100
NP		12	CYCLICAL NON		03/14/2008	JH	100	100
358	10/30/1990	1	NEW CONSTRUC	55,000	03/15/1991		100	100

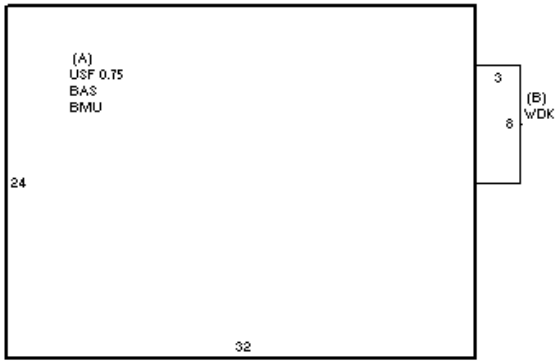
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,684	12 1.00	A 1.00	A 1.00	219,200	2.45	A 1.00	R03 1.00			217,920

TOTAL	17,684 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE	Affordable Deed Rider Bk 7420 Pg 343; Discount Rate = 75.9%		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	165,390	156,050
BUILDING	236,730	226,410
DETACHED	0	0
OTHER	0	0
TOTAL	**402,120**	**382,460**

* -- Value totals adjusted by value credit.



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/30/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/29/2017	NF
LIST	11/29/2017	EST
REVIEW	1/27/2021	MR

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$297	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	1	GABLE	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
A	BMU	N	BSMT UNFINISHED	768		63.55	48,806
A	BAS	L	BASE AREA	768	1990	296.69	227,856
A	USF	L	UPPER STORY FIN	576	1990	189.44	109,117
B	WDK	N	WOOD DECK	24		39.99	960
	MST	O	MAS/METAL STACK	1		5,127.50	5,128

TOTAL RCN 399,822

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

EFF.YR/AGE 1990 / 33

COND	22	22 %	
FUNC	0		
ECON	0	AFFORDABLE	
DEPR	22	% GD	78

RCNLD $311,900