

Key: 8619

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.846

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION		
NIELSEN PETER C & SUSAN A 89 BELMONT PARK ROAD BREWSTER, MA 02631		9-3-0	89 BELMONT PARK ROAD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NIELSEN PETER C & SUSAN A		02/15/1991	N	86,000	7441-315

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 %
697	11/14/1994	3	OUT BUILDING	1,000	01/01/1995	RD	100 100
387	11/28/1990	1	NEW CONSTRUC	55,000	03/15/1991		100 100

LAND

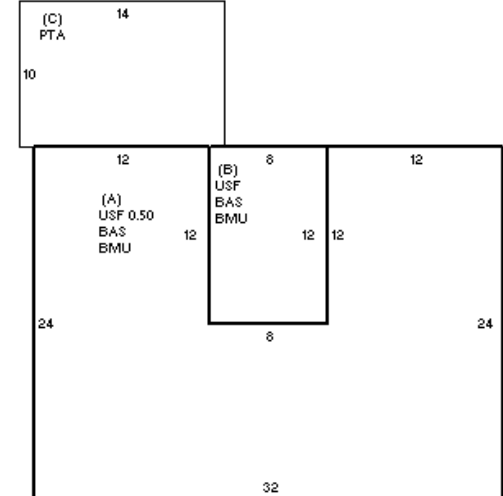
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	18,278	12	1.00	A	1.00	A	1.00	219,200	2.38	A	1.00	R03	1.00				219,270

TOTAL	18,278 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N Affordable Deed Rider Bk 7441 Pg 315; Discount Rate = 67.2%				LAND	147,370	139,040
St Ind	AVERAGE	O				BUILDING	194,540	186,140
Infl	AVERAGE	T				DETACHED	870	870
		E				OTHER	0	0
						TOTAL	342,780	326,050

* -- Value totals adjusted by value credit.

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10 X 8		80	22.01	900
SHF	A	1.00	30 0.70 4X6		24	22.94	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/12/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	6/28/2022	JMG
QUALITY	A	1.00	AVG [100%]	BLDG COMMENTS: HATCH TO ATTIC, OTHER FL=PERGO		
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,200	DETAIL ADJ	1.000
\$NLA(RCN)	\$309	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.5	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	768		63.55	48,806
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	768	1990	296.69	227,856
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	432	1990	189.44	81,838
ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	140		16.22	2,271
FLOOR COVER	6	OTHER	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	371,189
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	\$289,500