

Key: 8623

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.850

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HOLCOMB CHANTEL E 72 BELMONT PARK ROAD BREWSTER, MA 02631				9-7-0				72 BELMONT PARK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOLCOMB CHANTEL E				05/25/2006	W	210,000	21034-76				
MONTGOMERY PATRICIA A				01/09/1991	N	77,500	7407-206				

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	%
23-1035	10/13/2023	7	ALTERATIONS	25,000	06/05/2024	TCK	100	100
NP		12	CYCLICAL NON		03/14/2008	JH	100	100
314	08/04/1992	2	ADD	3,000	01/01/1995	RD	100	100
359	10/30/1990	1	NEW CONSTRUC	55,000	03/15/1991		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,129	12	1.00	A	1.00	A	1.00				225,390

TOTAL	21,129 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	Affordable Deed Rider Bk 21034 Pg 76; Discount Rate = 52.2% (Resale price not less than \$190,000)			LAND	117,660	110,980
St Ind	AVERAGE		BUILDING	170,540	163,020			
Infl	AVERAGE		DETACHED	630	630			
			OTHER	0	0			
<b>TOTAL</b>						<b>288,830</b>	<b>274,630</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10		80	22.01	1,200



BUILDING	CD	ADJ	DESC	MEASURE	11/29/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/29/2017	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

\* -- Value totals adjusted by value credit.

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,441	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$291	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	6	SALTBOX	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	6	ADJ	1.00	FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	2		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	1		1.00	HEATING/COOL	2	HOT WATER	1.00
FIXTURES	3		\$4,095	FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	0		1.00				
% BSMT FIN	0		1.00				
# 1/2 BATHS	0		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	418,810
+	BMU	N	BSMT UNFINISHED	768		65.42	50,242	CONDITION ELEM	CD
+	BAS	L	BASE AREA	768	1990	305.41	234,557	EXTERIOR	A
+	USF	L	UPPER STORY FIN	673	1990	193.04	129,917	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								\$326,700	