Key: 8626

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,853

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PROVOST LUCAS P 40 BELMONT PARK ROAD BREWSTER, MA 02631	19-15-0	40 BELMONT PARK ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PROVOST LUCAS P	10/01/2002	N	85,410	15680-002
PROVOST PAUL & JUDITH	02/05/1991	N	88,000	7432-271

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	%
		3	OUT BUILDING		07/10/2020	MR	100	100
569	07/12/2018	7	ALTERATIONS	2,000	07/18/2019	NF	100	100
570	07/12/2018	7	ALTERATIONS	2,000	07/18/2019	NF	100	100
571	07/12/2018	7	ALTERATIONS	2,000	07/18/2019	NF	100	100
NP		12	CYCLICAL NON		03/14/2008	JH	100	100

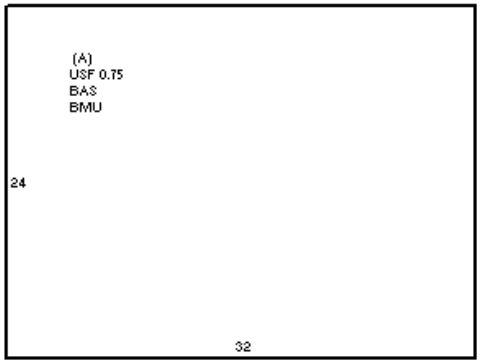
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,633	12 1.00	A 1.00	A 1.00	219,200	2.08	A 1.00	R03 1.00			226,220

TOTAL	21,633 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE	Affordable Deed Rider Bk 15680 Pg2; Discount Rate = 65.7%		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	148,610	140,200
BUILDING	201,760	193,030
DETACHED	2,230	2,230
OTHER	0	0
TOTAL	**352,600**	**335,460**

* -- Value totals adjusted by value credit.



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	80 0.20	6X8		48	22.94	200
SHF	- 0.90	30 0.70	10X12	2018	120	19.25	1,600
SHF	- 0.90	30 0.70	10X12	2018	120	19.25	1,600

PHOTO 07/10/2020

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	7/21/2020	MR

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$293	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	1	HARDWOOD	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

TOTAL RCN	393,734

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		$307,100