

Key: 867

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 898

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
WALSH JAMES F & BARBARA A (LIFE ESTATE) PO BOX 1881 BREWSTER, MA 02631				90-41-0				12 CROSS STREET					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				WALSH JAMES F & BARBARA A				10/03/2022	F	1 35402-261			
WALSH JAMES F & BARBARA A				10/03/2022	F	1 35402-255							
WALSH JAMES F & BARBARA A				11/12/2008	F	100 23263-345							

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 %
24-394	05/01/2024	7	ALTERATIONS	2,183			0 0
735	12/07/2005	1	NEW CONSTRUC	300,000	10/16/2007	REO	100 100
668	11/17/2005	6	DEMO	8,000	04/14/2006	JB	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,180 6	1.00	A	1.00	A	1.00	964,480	4.82	A	1.00	BG- 4.40	873,440

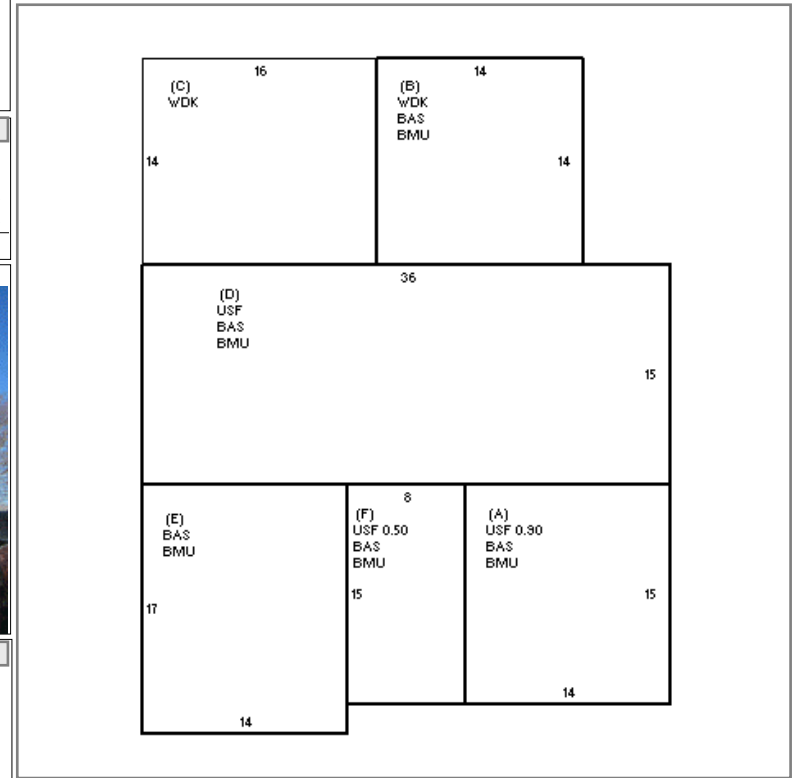
TOTAL	8,180 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	873,400	824,000
St Ind	AVERAGE		LAND BUILDING	692,800	661,800			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
						TOTAL	1,567,400	1,487,000

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	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/11/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	787,305
NET AREA	2,093	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,304		74.17	96,721		
\$NLA(RCN)	\$376	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,066	2006	336.47	358,680		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	789	2006	250.95	198,001		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	420		53.51	22,473		
				FLOOR COVER	1	HARDWOOD	1.00	E	BAS	L	BASE AREA	238	2006	336.47	80,081		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		13,856.10	13,856		
				HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		3,296.50	3,297		
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	1.75	1.00	EXTERIOR	G
ROOMS	6	1.00	INTERIOR	A
BEDROOMS	3	1.00	KITCHEN	A
BATHROOMS	2	1.00	BATHS	A
FIXTURES	8	\$14,196	HEAT/ELEC	A
GARAGE SPACES	0	1.00		
% BSMT FIN	0	1.00		
# 1/2 BATHS	1	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	2009 / 14
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$692,800