Key: 87

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 91

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OLEARY AMY WOLF & OLEARY GEOFFREY STEPHEN 12 RAYMOND AVENUE SHREWSBURY, MA 01545	38-70-0	26 ARNOLDS CARTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OLEARY AMY WOLF &	12/16/2021	F	100	(228565)
O'LEARY AMY W	10/31/1969	XX	9,700	(47103)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

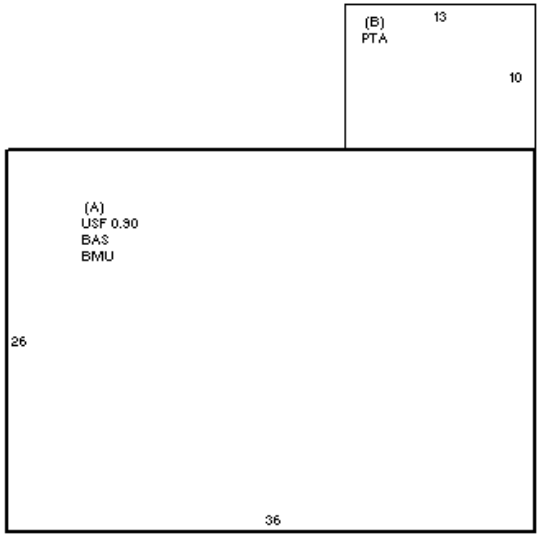
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
141	04/06/2004	3	OUT BUILDING	1,000			100	100
635	10/20/2003	7	ALTERATIONS	5,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	2 1.00	A 1.00	A 1.00	876,800	2.82	A 1.00	BA+ 4.00			850,020

TOTAL	15,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 2	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	850,000	801,900
BUILDING	340,800	326,400
DETACHED	900	900
OTHER	0	0
TOTAL	**1,191,700**	**1,129,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	15 0.85	6X8	2004	48	22.94	900

PHOTO 03/06/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/6/2018	NF
LIST	8/27/2007	JH
REVIEW	12/19/2019	MR

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,778	DETAIL ADJ	1.000
$NLA(RCN)	$270	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
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	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	3	RADIANT	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		59.00	55,224
A	BAS	L	BASE AREA	936	1976	266.22	249,182
A	USF	L	UPPER STORY FIN	842	1976	181.97	153,220
B	PTA	N	PATIO	130		15.90	2,067
	F21	O	FPL 2S 1OP	1		10,151.00	10,151
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	480,059

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

EFF.YR/AGE	1976 / 47	
COND	29	29 %
FUNC	0	
ECON	0	
DEPR	29	% GD 71
RCNLD		$340,800