Key: 924

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 950

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYNCH JAMES T & HELEN L TRUSTE LYNCH FAMILY INVESTMENT TRUST 37 FOREST STREET BRAINTREE, MA 02184	90-145-0	15 GILBERT ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYNCH JAMES T & HELEN L T	11/16/2000	F	1	13369-051
LYNCH JAMES T & HELEN L	06/09/1997	QS	136,100	10789-238
GILBERT E ELLIS III TRUS	06/09/1997	F	1	10789-236

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	%
NP		12	CYCLICAL NON		10/24/2007	JH	100	100
80	02/21/2003	2	ADD	130,000	06/03/2004	WH	100	100
341	07/21/1999	2	ADD	2,200	11/20/2000	LB	100	100
159	03/30/1998	3	OUT BUILDING	1,700			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,750	6 1.00	A 1.00	A 1.00	767,200	3.24	A 1.00	BAV 3.50			727,640

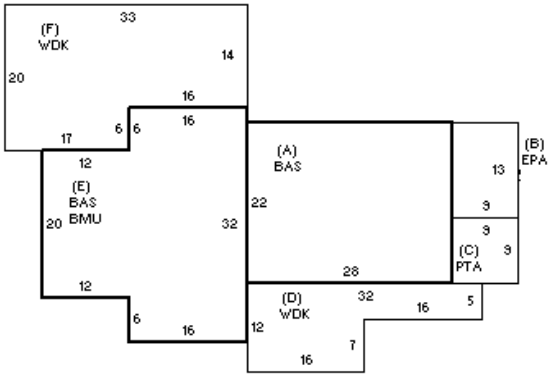
TOTAL	12,750 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE	LOTS 23 & 24-1 ON PLAN BOOK 512/51		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	727,600	686,500
BUILDING	281,600	265,800
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**1,010,700**	**953,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X12	1998	96	22.01	1,500

PHOTO 11/25/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/25/2020	NF
LIST	11/25/2020	EST
REVIEW	1/11/2021	MR

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,368	DETAIL ADJ	1.000
$NLA(RCN)	$274	OVERALL	0.850

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,315
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	1	PIER	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	2	SOFTWOOD	1.00
INT FINISH	5	MIN/OTHER	0.95
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	616	1950	209.53	129,067
B	EPA	N	ENCLOSED PORCH	117		68.43	8,006
C	PTA	N	PATIO	81		15.54	1,259
+	WDK	N	WOOD DECK	836		33.32	27,855
E	BMU	N	BSMT UNFINISHED	752		52.96	39,825
E	BAS	L	BASE AREA	752	2002	209.53	157,563
	F11	O	FPL 1S 1OP	1		6,491.50	6,492
	ODS	O	OUTDOOR SHOWER	1		2,052.80	2,053

TOTAL RCN	375,435

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

EFF.YR/AGE	1983 / 40		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$281,600		