

Key: 926

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 952

LEGAL

LAND


DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
DBBB BREWSTER LLC & DJB DREAM LLC 50 ELM STREET WELLESLEY, MA 02481				91-44-0				145 CHAPMAN LANE REAR				1010	100	SINGLE FAMILY					1	1 of 1	
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
DBBB BREWSTER LLC & BALASA BARBARA HASKETT & FRAZIER CHARLES S TRUSTEE				07/18/2023	H	2,285,000		35894-224		24-352	05/10/2024	7	ALTERATIONS	5,000				0	0		
				06/13/2017	J	1 30552-332						30	ABATEMENT RE					0	0		
				02/14/2017	J	1 30297-150															

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	51,850	7	1.00	A	1.00	A	1.00	1,972,800	1.11	25	0.75	BSB	12.00					2,604,910

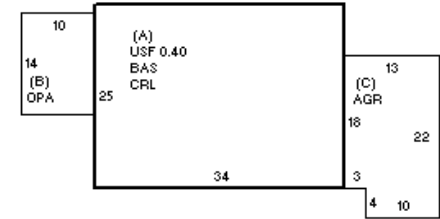
TOTAL	1.190 Acres	ZONING	RM	FRNT	0	ASSESSED	LAND	2,604,900	3,114,300
Nbhd	NBHD 7	NOTE	LAND	132,800	189,600	BUILDING	0	0	
St Ind	AVERAGE		DETACHED	0	0	OTHER	0	0	
Infl	AVERAGE		TOTAL	2,737,700	3,303,900				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/04/2021
									

BUILDING	CD	ADJ	DESC	MEASURE	12/5/2023	JMG
MODEL	1		RESIDENTIAL	LIST	12/5/2023	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	12/5/2023	JMG
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1936	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	221,258
NET AREA	1,190	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	850		16.48	14,010	CONDITION ELEM	CD
\$NLA(RCN)	\$186	OVERALL	0.820	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	850	1936	169.79	144,321	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	340	1936	114.22	38,835	INTERIOR	F
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	140		30.75	4,305	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATT GARAGE	274		26.51	7,263	BATHS	A
				INT FINISH	5	MIN/OTHER	0.95		F21	O	FPL 2S 1OP	1		6,242.90	6,243	HEAT/ELEC	A
				HEATING/COOL	13	NONE	0.90		ODS	O	OUTDOOR SHOWER	1		1,485.20	1,485		
				FUEL SOURCE	3	ELECTRIC	0.95										

* -- Previous value excludes abatement.



BLDG COMMENTS	STAIRS TO BEACH FIXTURE IN GARAGE
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EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$132,800