Key: 934

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.031

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYON CLAIRE P TRUSTEE HEUCHLING-LYON NOMINEE TRUST C/O CLIFF LYON 53 WEST EMERSON STREET MELROSE, MA 02176	102-14-0	80 BONNIE DOONE CARTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYON CLAIRE P TRUSTEE	12/29/1994	F	100	9500-325

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	%
535	11/03/1998	1	NEW CONSTRUC	220,000	05/05/1999	JB	100	100

LAND

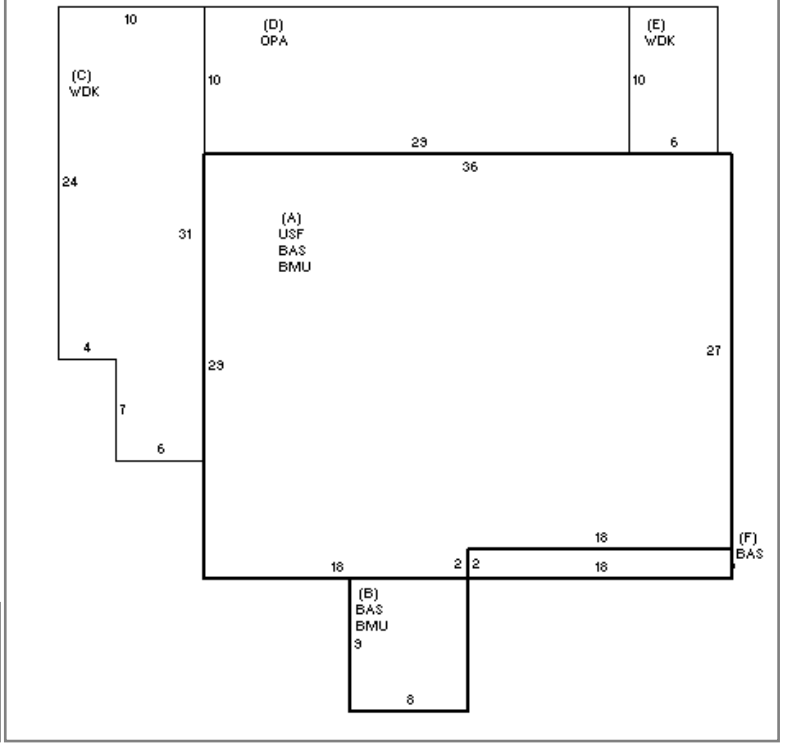
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	7 1.00	A 1.00	A 1.00	876,800	1.00	A 1.00	BA+ 4.00			1,213,390
300	A	3.901	7 1.00	A 1.00	A 1.00	48,000	1.00	A 1.00	BA+ 4.00			187,250
350	A	0.523	7 1.00	A 1.00	A 1.00	2,100	1.00	A 1.00	TWP 1.00			1,100

TOTAL	5.801 Acres	ZONING	RM	FRNT	0

Nbhd	NBHD 7
St Ind	AVERAGE
Infl	AVERAGE

NOTE: Area changed slightly and wetlands added per 2012 plan.

ASSESSED	CURRENT	PREVIOUS
LAND	1,401,700	1,322,100
BUILDING	610,300	583,100
DETACHED	0	0
OTHER	0	0
TOTAL	**2,012,000**	**1,905,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/04/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/4/2021	NF
LIST	10/31/2007	REO
REVIEW	3/4/2021	MR

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	2,124	DETAIL ADJ	1.000
$NLA(RCN)	$342	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,937
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	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,080		71.93	77,689
A	USF	L	UPPER STORY FIN	1,008	1998	224.66	226,460
B	BAS	L	BASE AREA	72	1998	323.45	23,289
+	WDK	N	WOOD DECK	342		49.94	17,079
D	OPA	N	OPEN PORCH	290		63.70	18,473
+	BAS	L	BASE AREA	1,044	1998	323.46	337,694
	MST	O	MAS/METAL STACK	2		6,403.75	12,808
	ODS	O	OUTDOOR SHOWER	1		3,076.70	3,077

TOTAL RCN	726,505

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

EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$610,300