

Key: 958

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.064

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MASSACHUSETTS COMMONWEALTH OF DEPT OF ENVIRONMENTAL MGMT 251 CAUSEWAY STREET SUITE 600 BOSTON, MA 02114				115-6-0				163 CROSBY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MASSACHUSETTS COMMONWEALTH SPARGO JOHN A				05/04/1987	XX			(110678)			
				12/09/1985	XX			(104501)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9100	100	DEPT CON&REC.ST PARK				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	180,000	8	1.00	A	1.00	A	1.00	767,200	1.00	A	1.00	BA- 3.50	3,170,250
300	A	0.638	8	1.00	A	1.00	A	1.00	42,000	1.00	A	1.00	BA- 3.50	26,800

TOTAL	4.770 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE				LAND	3,197,100	3,016,100
St Ind	AVERAGE		LAND	1,898,500	1,792,200			
Infl	AVERAGE		DETACHED	43,100	42,700			
			OTHER	0	0			
						TOTAL	5,138,700	4,851,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	-	0.90	50 0.50		532	25.64	6,800	
CTA	A	1.00	50 0.50		2	36,296.90	36,300	

BUILDING	CD	ADJ	DESC	MEASURE	10/25/1989	RD	BLDG COMMENTS CROSBY MANSION
MODEL	1		RESIDENTIAL	LIST	10/25/1989	EST	
STYLE	9	1.05	MANSION [100%]	REVIEW	6/28/2009	DHT	
QUALITY	V	1.65	VERY GOOD [100%]				
FRAME	1	1.00	WD FRAME [100%]				

YEAR BLT	1860	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,424,289
NET AREA	18,844	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	BAS	L		BASE AREA	9,000	1860	319.56	2,876,075	CONDITION ELEM	CD
\$NLA(RCN)	\$288	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	BAS	L		BASE AREA	1,144	1860	365.72	418,387	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	USF	L		UPPER STORY FIN	8,700	1860	199.97	1,739,731	INTERIOR	
				ROOF COVER	1	ASPH/CMP SH	1.00	BMU	N		BSMT UNFINISHED	1,123		81.33	91,336	KITCHEN	
				FLOOR COVER	1	HARDWOOD	1.00	EPA	N		ENCLOSED PORCH	240		104.36	25,047	BATHS	
				INT FINISH	1	PLASTER	1.00	OPA	N		OPEN PORCH	1,157		72.02	83,330	HEAT/ELEC	
				HEATING/COOL	13	NONE	0.90	PTA	N		PATIO	2,340		17.18	40,196		
				FUEL SOURCE	8	NONE	0.95	F21	O		FPL 2S 1OP	1		14,622.00	14,622		
								F22	O		FPL 2S 2OP	4		17,964.93	71,860		
												EFF.YR/AGE	1940 / 83				
												COND	40 40 %				
												FUNC	0				
												ECON	25 OLD				
												DEPR	65 % GD 35				
												RCNLD	\$1,898,500				