

Key: 963

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.071

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
238 CROSBY LANE LLC 807 TURNPIKE STREET NORTH ANDOVER, MA 01845				115-12-0				238 CROSBY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
238 CROSBY LANE LLC				12/04/2015	B	100	(208145)				
MCINNIS CAROL A TRUSTEE				01/11/2000	F	100	(156268)				
MCINNIS CAROL A				04/01/1981	XX	32,000	(84984)				

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	%
131	02/14/2020	7	ALTERATIONS	2,000	07/13/2020	NF	100	100
592	06/24/2019	7	ALTERATIONS	52,000	07/13/2020	NF	100	100
733	12/15/1999	1	NEW CONSTRUC	550,000	04/25/2001	LB	100	100
734	12/15/1999	6	DEMO	4,000	04/25/2001	LB	100	100
735	12/15/1999	5	OTHER	10,000	04/25/2001	LB	100	100

DET
ACHED

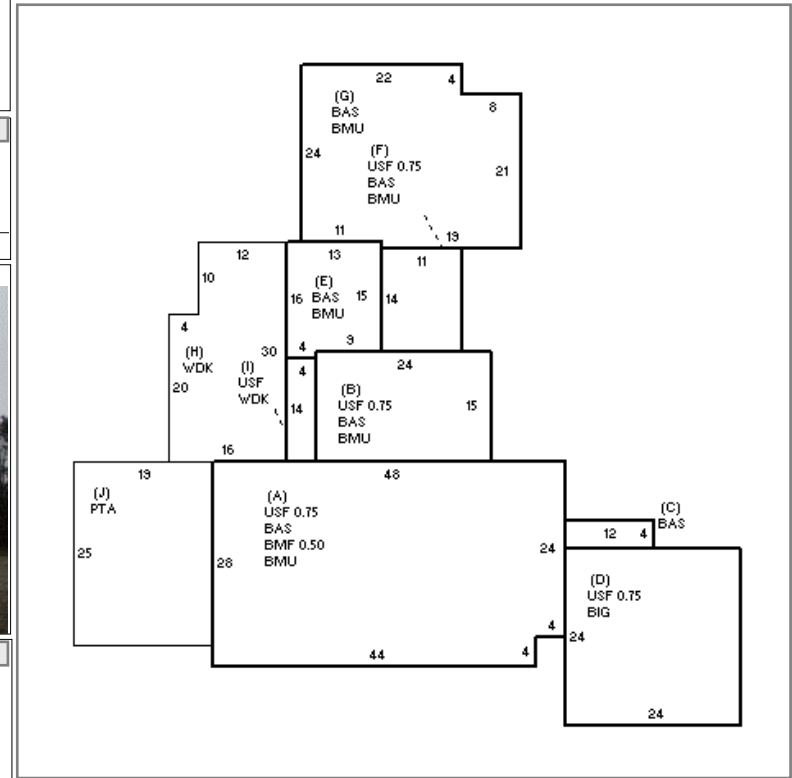
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	27,643	8	1.00	8-C	1.00	A	1.00	1,468,640	1.72	A	1.00	BVG	6.70			1,600,880

TOTAL	27,661 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE				LAND	1,600,900	1,510,300
St Ind	HILLBOURNE		LAND	1,259,300	1,203,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	2,860,200	2,714,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=FAM RM/BATH (PER OWNER 7/13/20)



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BUILDING	CD	ADJ	DESC	MEASURE	2/2/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/2/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/4/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,666	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$325	OVERALL	1.050	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,748		60.78	167,014
A	BMF	N	BSMT FINISH	664		49.78	33,051
+	USF	L	UPPER STORY FIN	1,870	2000	203.68	380,884
+	BAS	L	BASE AREA	2,796	2000	293.74	821,299
D	BIG	N	BUILT-IN GARAGE	576		64.43	37,113
+	WDK	N	WOOD DECK	496		51.90	25,744
J	PTA	N	PATIO	475		16.84	8,000
GFP	O		GAS FIREPLACE	1		4,139.00	4,139
MST	O		MAS/METAL STACK	1		6,656.00	6,656
ODS	O		OUTDOOR SHOWER	1		3,197.60	3,198

TOTAL RCN	1,517,264
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2000 / 23
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$1,259,300