

Key: 965

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.073

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FITZPATRICK ROBERT F & PATRICIA J TRUSTEES 220 CROSBY LANE REALTY TRUST 3 BARBARA LANE ANDOVER, MA 01810				115-14-0				220 CROSBY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FITZPATRICK ROBERT F & PA				05/22/2020	F	100	(222543)				
FITZPATRICK ROBERT F &				10/25/2002	QS	900,000	(167039)				
WORTHEN JOHN A & PATRICIA				06/26/1981	XX		(85957)				

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	%
270	04/03/2018	7	ALTERATIONS	27,000	07/03/2019	NF	100	100
	11/27/2017	5	OTHER		11/27/2017	JMG	100	100
1013	11/02/2016	7	ALTERATIONS	25,000	02/21/2017	NF	100	100
584	07/24/2014	5	OTHER	30,000	06/16/2015	MW	100	100
281	05/09/2000	7	ALTERATIONS	8,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,650 8	1.00 8-C	1.00 A	1.00	767,200	1.82	A	1.00	BA-	3.50	821,890

TOTAL	25,650 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE	LAND	821,900	775,400			
St Ind	HILLBOURNE		BUILDING	694,200	664,200			
Infl	AVERAGE		DETACHED	8,600	8,600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,524,700</b>	<b>1,448,200</b>			

DETACHED

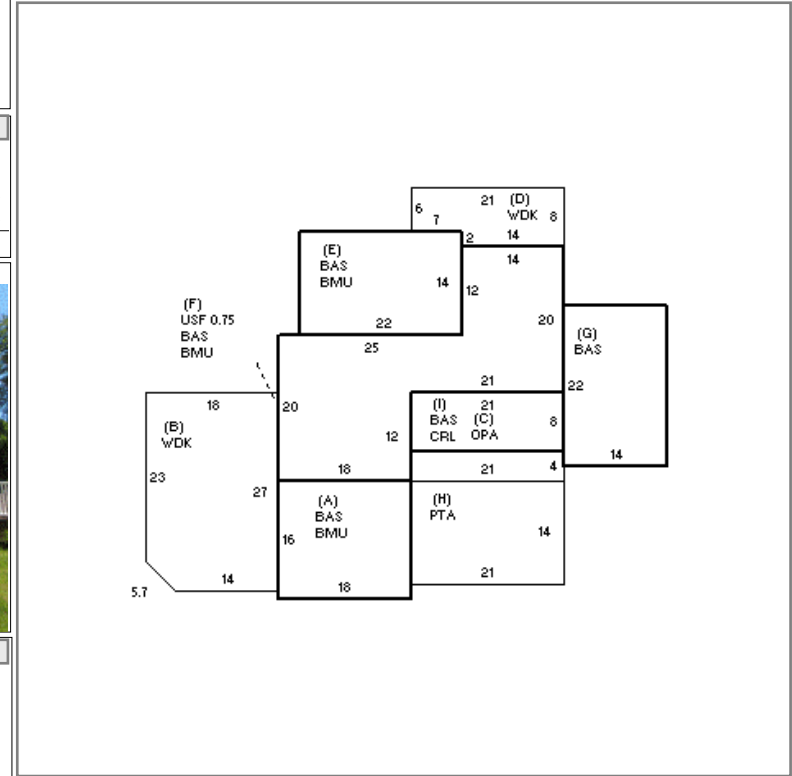
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	26X26		624	27.67	8,600

BUILDING		CD	ADJ	DESC	MEASURE	11/27/2017	JMG
MODEL	1			RESIDENTIAL	LIST	11/27/2017	JMG
STYLE	14	1.05		SALTBOX [100%]	REVIEW	7/9/2019	EMZ
QUALITY	G	1.30		GOOD [100%]			
FRAME	1	1.00		WD FRAME [100%]			



BLDG COMMENTS  
PULL DOWN ACCESS ONLY OVER GARAGE



BUILDING

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	2,290	DETAIL ADJ	1.000
\$NLA(RCN)	\$399	OVERALL	1.080

CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	3		1.00
BATHROOMS	3		1.00
FIXTURES	9	\$16,427	
GARAGE SPACES	1		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	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	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	1,292		76.29	98,569
+	WDK	N	WOOD DECK	632		55.04	34,783
C	OPA	N	OPEN PORCH	84		70.20	5,897
F	USF	L	UPPER STORY FIN	522	1982	260.76	136,115
+	BAS	L	BASE AREA	1,768	1982	332.24	587,406
H	PTA	N	PATIO	294		20.09	5,907
I	CRL	N	BSMT CRAWL	168		42.63	7,162
F11	O		FPL 1S 1OP	1		10,722.30	10,722
MST	O		MAS/METAL STACK	1		7,057.90	7,058
ODS	O		OUTDOOR SHOWER	1		3,390.70	3,391

TOTAL RCN	913,435
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$694,200