

Key: 989

Town of BREWSTER - Fiscal Year 2025

9/17/2024

2:15 pm

SEQ #: 1.098

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------------------|--|--|--|
| SHEA RICHARD F JR TRUSTEE ETAL V SHEA REALTY TRUST 51 FRAM DRIVE MANSFIELD, MA 02048 | | | | 102-66-0 | | | | 139 LINNELL LANDING ROAD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SHEA RICHARD F JR TRUSTEE | | | | 06/23/2023 | DC | | 7922-98 | | | | |
| SHEA RICHARD F TRUSTEE | | | | 04/04/2022 | DC | | 7922-98 | | | | |
| SHEA RICHARD F & VIRGINIA | | | | 03/17/1992 | F | 1 | 7922-98 | | | | |

| 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 | % |
| 665 | | 30 | ABATEMENT RE | | 12/01/2023 | JMG | 100 | 100 |
| 416 | 10/29/2003 | 14 | CYCLICAL GRO | | 01/22/2021 | NF | 100 | 100 |
| | 07/09/2003 | 7 | ALTERATIONS | 8,000 | | | 100 | 100 |
| | | 3 | OUT BUILDING | 1,800 | | | 100 | 100 |

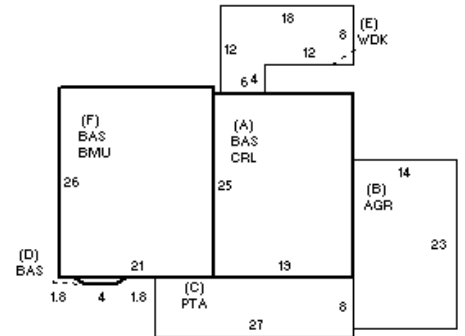
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|--|--|--|---------|
| 100 | S | 37,698 | 7 | 1.00 | A | 1.00 | A | 1.00 | 767,200 | 1.37 | A | 1.00 | BAV | 3.50 | | | | | | | | 909,020 |

| TOTAL | 37,698 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------------|----------|------------------|------------------|----------|---------|----------|
| Nbhd | NBHD 7 | NOTE | LAND | 909,000 | 849,400 | | | |
| St Ind | AVERAGE | | BUILDING | 228,200 | 221,000 | | | |
| Infl | AVERAGE | | DETACHED | 1,100 | 1,700 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | | 1,138,300 | 1,072,100 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 8X12 | 2003 | 96 | 22.01 | 1,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/1/2023 | JMG |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/1/2023 | JMG |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 12/1/2023 | JMG |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |



| YEAR BLT | 1970 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|----------|-----------|---------|
| NET AREA | 1,027 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | CRL | N | BSMT CRAWL | 475 | | 30.36 | 14,423 |
| \$NLA(RCN) | \$347 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | AGR | N | ATT GARAGE | 322 | | 42.24 | 13,601 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | PTA | N | PATIO | 216 | | 14.31 | 3,091 |
| STORIES | 1 | 1.00 | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | BAS | L | BASE AREA | 1,027 | 1970 | 261.29 | 268,345 |
| ROOMS | 5 | 1.00 | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | WDK | N | WOOD DECK | 168 | | 39.20 | 6,586 |
| BEDROOMS | 3 | 1.00 | | INT FINISH | 2 | DRYWALL | 1.00 | F | BMU | N | BSMT UNFINISHED | 546 | | 66.85 | 36,498 |
| BATHROOMS | 1 | 1.00 | | HEATING/COOL | 1 | FORCED AIR | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 | |
| FIXTURES | 3 | \$3,900 | | FUEL SOURCE | 1 | OIL | 1.00 | ODS | O | OUTDOOR SHOWER | 1 | | 2,415.00 | 2,415 | |
| GARAGE SPACES | 0 | 1.00 | | | | | | | | | | | | | |
| % BSMT FIN | 0 | 1.00 | | | | | | | | | | | | | |
| # 1/2 BATHS | 0 | 1.00 | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | |

| TOTAL RCN | 356,496 |
|-----------------------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | F |
| INTERIOR | F |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE 1961 / 62 | |
| COND | 36 36 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 36 % GD 64 |
| RCNLD \$228,200 | |