

Key: 99

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 104

LEGAL LAND

CURRENT OWNER						PARCEL ID						LOCATION							
SMITH JEAN C TRUSTEE JUSTAMERE HOUSE REALTY TRUST C/O ROCKLAND TRUST IMG 765 MAIN STREET HYANNIS, MA 02601						37-18-0						81 CAPTAIN YOUNGS WAY							
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)							
SMITH JEAN C TRUSTEE						12/01/2014		F				5602-185							
SMITH ROY C TRUSTEE						03/11/1987		XX				5602-185							

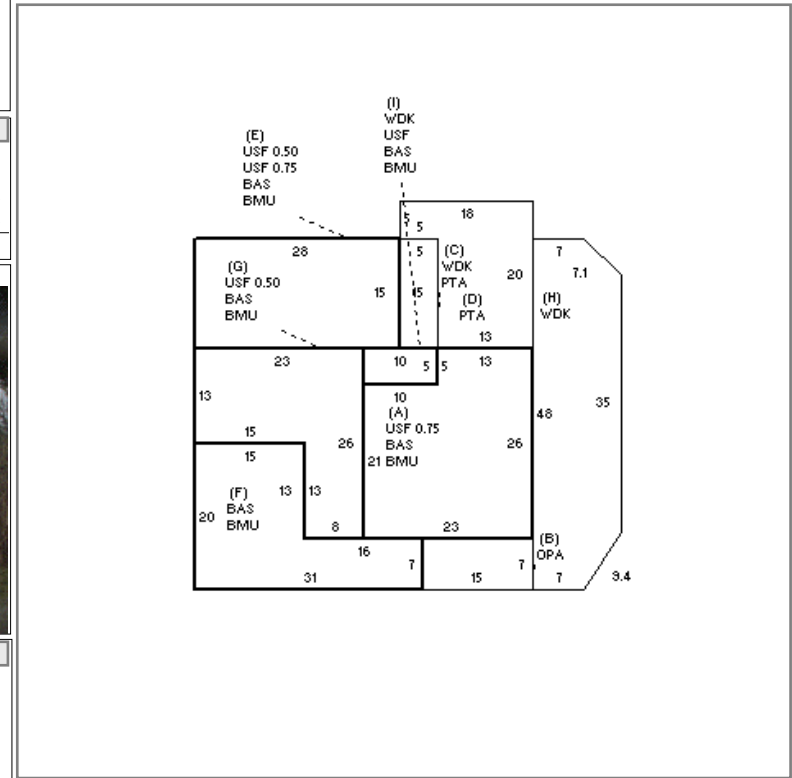
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
219	10/25/2018	30	ABATEMENT RE		10/25/2018	JMG	100	100
268	04/04/2012	7	ALTERATIONS	2,300	01/28/2013	MR	100	100
233	06/10/2010	3	OUT BUILDING	2,500	12/14/2010	JH	100	100
519	05/24/2010	7	ALTERATIONS	4,701	12/14/2010	JH	100	100
	09/29/2008	7	ALTERATIONS	3,900	03/09/2009	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	18,891	1	1.00	A	1.00	A	1.00	767,200	2.32	A	1.00	R12	3.50		772,470

TOTAL	18,891 SF	ZONING		RM		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	NOTE	LAND	772,500	583,000					
St Ind	AVERAGE		BUILDING	679,000	641,200					
Infl	AVERAGE		DETACHED	1,900	1,900					
			OTHER	0	0					
			<b>TOTAL</b>	<b>1,453,400</b>	<b>1,226,100</b>					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	25 0.75 10X12	2010	120	21.39	1,900

PHOTO 03/16/2018



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	10/25/2018	JMG
MODEL	1		RESIDENTIAL	LIST	10/25/2018	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	11/15/2018	BOA
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1971	SIZE ADJ	0.980
NET AREA	3,021	DETAIL ADJ	1.000
\$NLA(RCN)	\$317	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		2.25	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$14,461
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	1	PLASTER	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,833		60.39	110,692
+	BAS	L	BASE AREA	1,421	1971	280.67	398,826
+	USF	L	UPPER STORY FIN	1,188	1971	213.60	253,760
B	OPA	N	OPEN PORCH	105		60.56	6,359
C	PTA	N	PATIO	75		25.03	1,878
D	PTA	N	PATIO	285		17.33	4,940
F	BAS	L	BASE AREA	412	1971	280.67	115,635
+	WDK	N	WOOD DECK	669		47.48	31,766
	F22	O	FPL 2S 2OP	1		15,107.10	15,107
	ODS	O	OUTDOOR SHOWER	1		2,925.20	2,925

TOTAL RCN	956,348	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	G	
EFF.YR/AGE	1975 / 48	
COND	29	29 %
FUNC	0	
ECON	0	
DEPR	29	% GD 71
RCNLD	\$679,000	