Key: 997

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.107

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LORREY GERALYN & **BELANCIK ALAN E** **111 LINNELL LANDING ROAD** **BREWSTER, MA 02631**	**102-62-0**	**111 LINNELL LANDING ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LORREY GERALYN &	06/19/2015	QS	770,000	28953-163
MCDONALD SHIRLEY CABRAL T	03/05/2014	F	1	28018-184
MCDONALD WAYNE & SHIRLEY	08/30/1983	XX		3847-148

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	%
NP		12	CYCLICAL NON		11/02/2007	JH	100	100

LAND

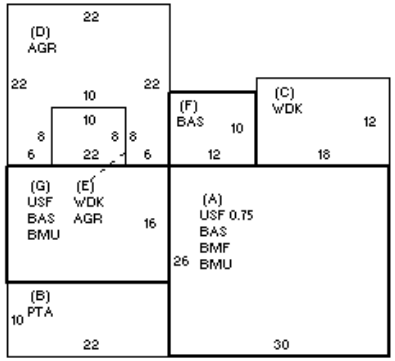
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,492	7 1.00	A 1.00	A 1.00	767,200	2.36	A 1.00	BAV 3.50			769,250

TOTAL	18,492 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 7
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	769,300	725,700
BUILDING	674,800	637,200
DETACHED	1,800	1,800
OTHER	0	0
TOTAL	**1,445,900**	**1,364,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X12		120	21.39	1,800

PHOTO 01/22/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/22/2021	NF
LIST	1/22/2021	EST
REVIEW	3/1/2021	MR

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,189	DETAIL ADJ	1.000
$NLA(RCN)	$363	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	$13,104
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,132		71.14	80,534
A	BMF	N	BSMT FINISH	780		47.37	36,947
+	USF	L	UPPER STORY FIN	937	1987	229.29	214,840
B	PTA	N	PATIO	220		18.03	3,967
+	WDK	N	WOOD DECK	296		49.39	14,620
D	AGR	N	ATT GARAGE	404		51.05	20,624
E	AGR	N	ATT GARAGE	80		56.48	4,518
+	BAS	L	BASE AREA	1,252	1987	310.59	388,859
	F21	O	FPL 2S 1OP	1		12,790.30	12,790
	ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043

TOTAL RCN	793,846

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	V
HEAT/ELEC	A

EFF.YR/AGE	2003 / 20		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85

RCNLD	$674,800