Key: 1104

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,210

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MATTUS THEODORE T JR TRUSTEE &	126-41-0	171 OLD BOG ROAD
MATTUS NANCY M TRUSTEE		
9 LIBERTY TREE LANE		
SHREWSBURY, MA 01545		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MATTUS THEODORE T JR TRUS	10/12/2022	F	100	35420-1
MATTUS THEODORE T JR & NA	11/03/1992	P	62,000	8286-267

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

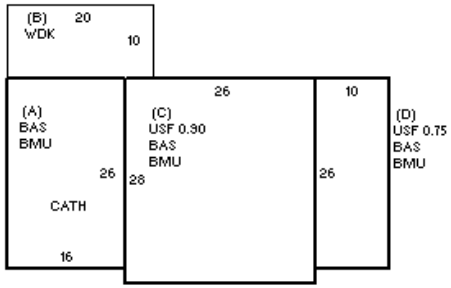
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
992	11/20/2018	7	ALTERATIONS	126,000	06/26/2019	NF	100	100
707	08/01/2016	7	ALTERATIONS	1,355	02/22/2017	NF	100	100
623	12/06/2010	7	ALTERATIONS	6,500	12/17/2010	JH	100	100
389	09/01/1993	5	OTHER	4,000	01/01/1995	RD	100	100
354	08/16/1993	5	OTHER	3,000	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,891	8 1.00	8-A 1.00	A 1.00	416,480	2.14	A 1.00	R08 1.90			427,160

TOTAL	20,891 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 8	NOTE			
St Ind	SEAVIEW RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	427,200	403,000
BUILDING	609,800	582,800
DETACHED	0	0
OTHER	0	0
TOTAL	**1,037,000**	**985,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/26/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/26/2019	NF
LIST	6/26/2019	NF
REVIEW	7/9/2019	EMZ

BLDG COMMENTS

WALK-OUT BASEMENT

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	2,254	DETAIL ADJ	1.000
$NLA(RCN)	$315	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	11	$16,831
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	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,404		61.94	86,969
A	BAS	L	BASE AREA	416	1993	284.33	118,280
B	WDK	N	WOOD DECK	200		46.14	9,228
+	BAS	L	BASE AREA	988	1993	284.33	280,916
+	USF	L	UPPER STORY FIN	850	2018	214.18	182,054
	F21	O	FPL 2S 1OP	1		11,947.70	11,948
	ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843

TOTAL RCN	709,067
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2005 / 18		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD	$609,800		