

Key: 1188

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.293

LEG
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LAND

CURRENT OWNER		PARCEL ID		LOCATION									
NEEDHAM CHRISTINE J TRUSTEE CHRISTINE J NEEDHAM REVOCABLE TRUST 405 WEST FIRST STREET UNIT 201 SOUTH BOSTON, MA 02127		114-34-0		7 PASTURE WAY									
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)								
NEEDHAM CHRISTINE J TRUST		05/18/2022	F		10 (229975)								
NEEDHAM CHRISTINE		12/29/2015	H		(208377)								
FRANKLIN BARRY TRUSTEE		11/28/2012	F		1 (198807)								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,184 8	1.00	A	1.00	A	1.00	526,080	2.64	A	1.00	R10 2.40	515,870

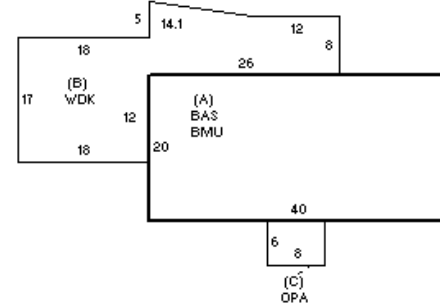
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
168	03/12/2014	7	ALTERATIONS	15,000	06/23/2015	MW	100	100
731	12/06/2005	7	ALTERATIONS	2,200			100	100

LAND

TOTAL	16,184 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE				LAND	515,900	486,700
St Ind	AVERAGE		BUILDING	213,800	204,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	729,700	691,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/27/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/27/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/2/2021	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		

BLDG

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	288,967		
NET AREA	800	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	800		56.07	44,859	CONDITION ELEM	CD		
\$NLA(RCN)	\$361	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	800	1974	261.78	209,426	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	528		35.28	18,628	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	48		45.00	2,160	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	F11	O	O	FPL 1S 1OP	1		6,873.30	6,873	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1981 / 42
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$213,800