

Key: 119

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 127

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HARWOOD NANCY P TRUSTEE POND FAMILY REALTY TRUST 43 BARONS WAY BREWSTER, MA 02631				50-37-0				16 SUNHOUSE PATH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARWOOD NANCY P TRUSTEE				03/14/1996	F		10100-92				
POND JAMES B TRUSTEE				02/28/1991	A	100	7451-239				

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	%
23-632	08/03/2023	8	YARD ITEMS	9,000				0
423	05/06/2016	7	ALTERATIONS	1,500	01/31/2017	NF	100	100
181	04/15/2011	7	ALTERATIONS	6,000	03/22/2012	MR	100	100
608	09/27/2007	7	ALTERATIONS	608	07/19/2008	DHT	100	100
565	08/22/2006	7	ALTERATIONS	8,600	07/09/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,300	3	1.00	3A	1.00	A	1.00	2,630,400	2.77	A	1.00	BSB	12.00			2,554,680

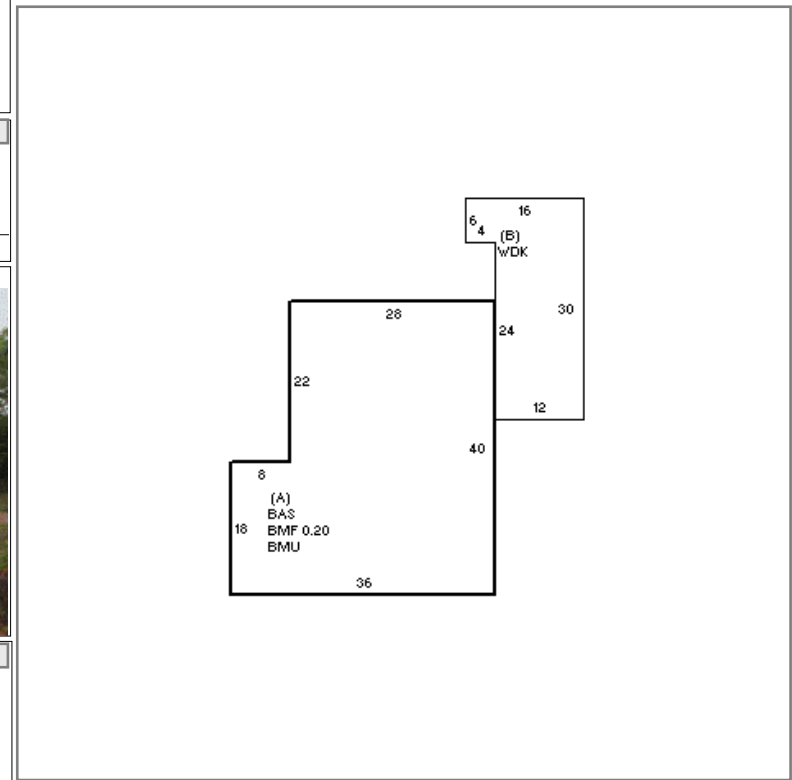
TOTAL	15,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	2,554,700	2,410,200
St Ind	BREWSTER PARK		BUILDING	244,700	231,100			
Infl	AVERAGE		DETACHED	800	800			
			OTHER	0	0			
						TOTAL	2,800,200	2,642,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X6		48	22.94	800



BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	NF
MODEL	1		RESIDENTIAL	LIST	7/9/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	10/21/2020	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,264		46.19	58,381
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	253		34.29	8,674
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,264	1923	209.53	264,840
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	384		33.32	12,795
FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 1OP		1		6,491.50	6,492
INT FINISH	5	MIN/OTHER	0.95	ODS	O	OUTDOOR SHOWER		1		2,052.80	2,053
HEATING/COOL	13	NONE	0.90								
FUEL SOURCE	8	NONE	0.95								



YEAR BLT	1923	SIZE ADJ	1.000
NET AREA	1,264	DETAIL ADJ	1.000
\$NLA(RCN)	\$285	OVERALL	0.850

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	6	\$6,630
GARAGE SPACES	0	1.00
% BSMT FIN	20	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

TOTAL RCN	359,865
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	1969 / 54
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68

RCNLD	\$244,700
-------	-----------