Key: 1254

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,364

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NAKHLA MONIR A & YUSRIA M CO-TRUSTEES 109 HAMPTON ROAD SHARON, MA 02067	101-63-0	85 PURITAN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NAKHLA MONIR A & YUSRIA M	10/26/2009	F	1	24117-319
NAKHLA MONIR A & YUSRIA M	07/05/1989	QS	131,000	6796-220

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

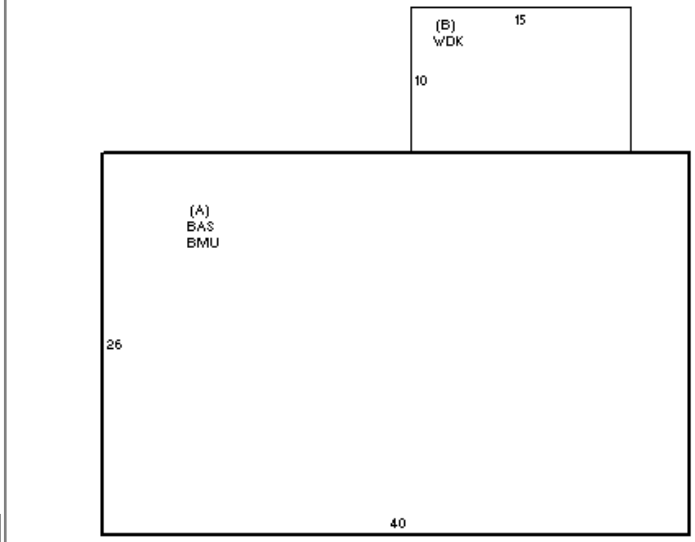
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,385	13 1.00	13K 1.00	A 1.00	252,080	2.75	A 1.00	R04 1.15			245,070

TOTAL	15,385 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	FOX MEADOW				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	245,100	231,200
BUILDING	260,900	249,600
DETACHED	0	0
OTHER	0	0
TOTAL	**506,000**	**480,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/28/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/28/2020	TCK
LIST	12/28/2020	EST
REVIEW	2/16/2021	MR

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.000
$NLA(RCN)	$335	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		56.46	58,722
A	BAS	L	BASE AREA	1,040	1984	261.29	271,742
B	WDK	N	WOOD DECK	150		39.20	5,880
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	347,881

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

EFF.YR/AGE	1984 / 39		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$260,900		