Key: 12664

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9,118

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AUCOIN JOSEPH & MICHELLE E **P O BOX 2342** **BREWSTER, MA 02631**	**85-148-0**	**120 OLD FREEMANS WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AUCOIN JOSEPH & MICHELLE	10/22/1999	N	45,000	(155255)
WOODBURY KIM TRUSTEE	05/27/1998	H	100,000	(148684)

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

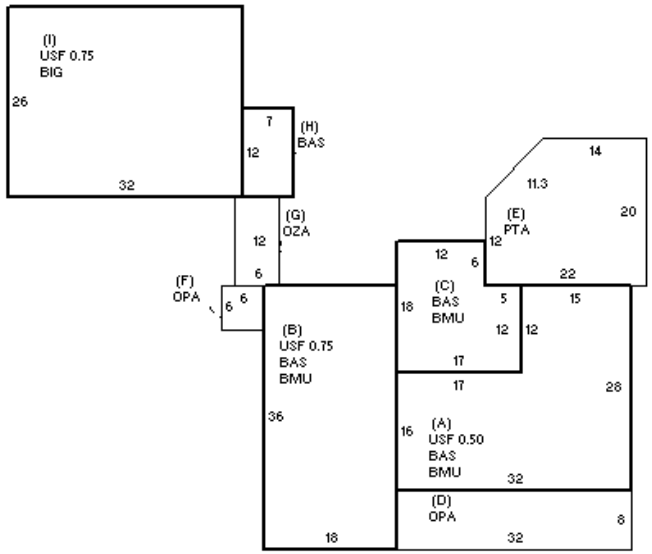
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-376	03/31/2023	77	SOLAR PANELS	30,294	05/20/2024	TCK	100	100
533	08/24/2020	7	ALTERATIONS	30,000	01/21/2021	TCK	100	100
NP		12	CYCLICAL NON		01/21/2011	JH	100	100
159	04/16/2010	2	ADD	40,000	03/08/2012	MR	100	100
697	11/17/2003	3	OUT BUILDING	3,000	03/12/2009	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	60,000	13 1.00	A 1.00	A 1.00	219,200	1.00	A 1.00	R03 1.00			303,350
300	A	0.003	13 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	R03 1.00			40

TOTAL	1.380 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE	SUBDIV OF LOT 14 FOR F/Y 2000 LOT 7 ON LCP# 40596-B SMALL CORNER IN CH ZONE		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	303,400	286,200
BUILDING	831,100	785,000
DETACHED	3,400	3,300
OTHER	0	0
TOTAL	**1,137,900**	**1,074,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	15 0.85	12 X 16	2004	192	20.77	3,400

PHOTO 06/05/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/21/2021	TCK
LIST	1/21/2011	JH
REVIEW	6/5/2024	EMZ

BLDG COMMENTS

INFO @ DOOR 1/21/2021
34 GROUND MOUNTED SOLAR PANELS

YEAR BLT	2001	SIZE ADJ	0.980
NET AREA	3,156	DETAIL ADJ	1.000
$NLA(RCN)	$314	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	$18,018
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	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	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,616		63.16	102,072
+	BAS	L	BASE AREA	1,616	2001	292.20	472,200
+	USF	L	UPPER STORY FIN	1,456	2001	199.22	290,061
+	OPA	N	OPEN PORCH	292		61.74	18,028
E	PTA	N	PATIO	408		15.71	6,409
G	OZA	N	OPEN BREEZEWAY	72		74.81	5,386
H	BAS	L	BASE AREA	84	2010	292.21	24,545
I	BIG	N	BUILT-IN GARAGE	832		58.72	48,859
	GFP	O	GAS FIREPLACE	1		3,860.00	3,860

TOTAL RCN	989,438

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

EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$831,100