

Key: 1289

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.401

LEGAL

LAND

DETACHED

BUILDING

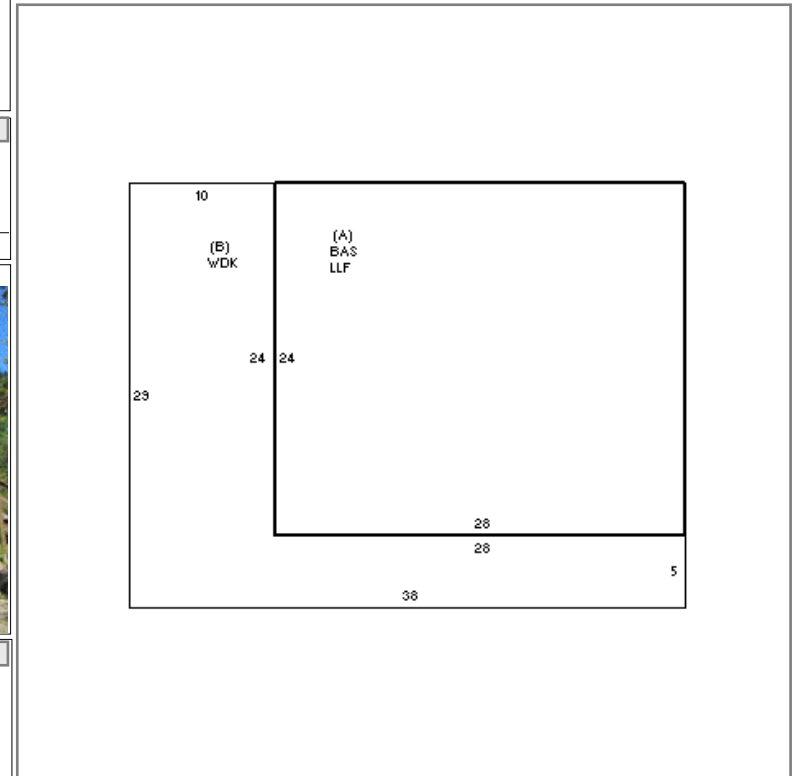
CURRENT OWNER		PARCEL ID	LOCATION			
MINOT PEAK MANAGEMENT INC C/O JENNIFER PICKERING 415 PORTER LAKE DRIVE SPRINGFIELD, MA 01106		90-164-1289	62 CHAPMAN LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MINOT PEAK MANAGEMENT INC		11/02/2017	B	1	30873-282	
METSCH JENNIFER P &		10/23/2017	A	1	30845-292	
PICKERING ELIZABETH M		03/10/2003	DC		16539-263	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
91	01/31/2018	7	ALTERATIONS	30,000	06/26/2019	NF	100	100
94	02/28/2006	7	ALTERATIONS		07/13/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE				LAND	0	0
St Ind			BUILDING	360,700	340,900			
Infl			DETACHED	0	0			
			OTHER	0	0			
						TOTAL	360,700	340,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2007	JH
MODEL	10		CONDO RES	LIST	7/28/2019	TCK
STYLE	2	1.00	STAND ALONE [100%]	REVIEW	7/23/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	N/A [100%]			

BLDG COMMENTS
UNIT #2 "PICKERING"- OUTDOOR SHOWER

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.200
\$NLA(RCN)	\$305	OVERALL	1.000
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHS	2	1.00	
HALF BATHS	0	1.00	
FIREPLACES	1	\$3,300	
% COMMON OWNER	16.67	1.00	
FIXTURES	7	\$9,100	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	17	CHAPMAN	1.20	A	LLF	L	LOWER LEVEL FIN	672	1969	269.63	181,194
STYLE	51	17-PICKERING	1.00	A	BAS	L	BASE AREA	672	1969	300.12	201,678
VIEW/LOC	1	NONE	1.00	B	WDK	N	WOOD DECK	430		33.90	14,577
HVAC	1	FORCED AIR	1.00								
END/MIDDLE	0		1.00								

TOTAL RCN	409,849	
CONDITION ELEM	CD	
INTERIOR	A	
KITCHEN	V	
BATHS	A	
EXTERIOR	A	
EFF.YR/AGE	1984 / 39	
COND	12 12 %	
FUNC	0	
ECON	0	
DEPR	12 % GD	88
RCNLD	\$360,700	