

Key: 13175

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.235

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
QUEENIN BARBARA TRUSTEE BARBARA QUEENIN TRUST 61 OVERLOOK DRIVE WESTFIELD, MA 01085				95-212-0				62 ATWOOD CIRCLE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
QUEENIN BARBARA TRUSTEE				01/30/2020	F	10	32658-32				
QUEENIN KEVIN R & BARBARA				10/01/2012	QS	560,000	26724-227				
VASIL NANCY E &				08/13/2004	P	253,000	18933-227				

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	%
551	09/20/2004	12	CYCLICAL NON NEW CONSTRUC	376,000	02/19/2013 04/18/2005	SF JB	100 100	100 100

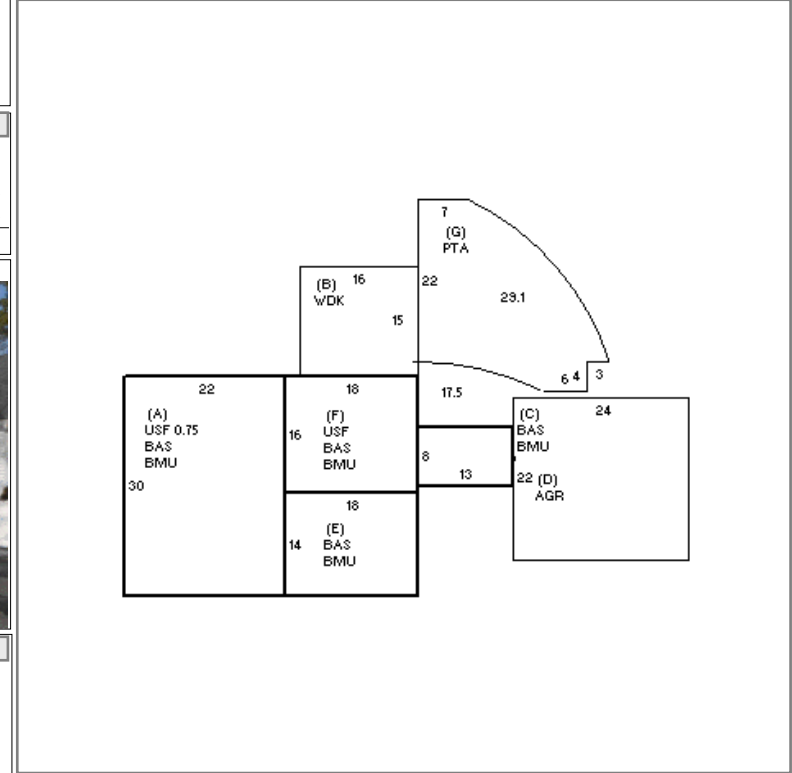
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	22,284	13	1.00	13Q	1.00	A	1.00	252,080	2.03	A	1.00	R06	1.15		261,680

TOTAL	22,284 SF	ZONING	RM	FRNT	0	ASSESSED	261,700	CURRENT	246,900	PREVIOUS	647,400	
Nbhd	NBHD 13	NOTE	SUBDIVISION OF PARCEL 52-1 FOR FY 2003 -- LOT 4 ON PLAN BOOK 568/87				LAND	677,700	BUILDING	0	DETACHED	0
St Ind	ATWOOD CIRCLE	OTHER		TOTAL	939,400	PREVIOUS	894,300					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/19/2013

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/8/2020	TCK
MODEL	1		RESIDENTIAL	LIST	4/25/2005	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	10/20/2020	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,087	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,304		74.17	96,721	
\$NLA(RCN)	\$382	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,304	2004	336.47	438,760	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	783	2004	250.95	196,496
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	240		53.51	12,842		
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	D	AGR	N	ATT GARAGE	528		52.95	27,957		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	G	PTA	N	PATIO	468		17.36	8,126		
BATHROOMS	1	1.00	HEATING/COOL	9	WARM/CL AIR	1.03	GFP	O	GAS FIREPLACE	1			4,267.00	4,267		
FIXTURES	5	\$8,873	FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1			3,296.50	3,297		
GARAGE SPACES	0	1.00														
% BSMT FIN	0	1.00														
# 1/2 BATHS	1	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	797,337
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2004 / 19
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$677,700