

Key: 13181

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.241

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LAND

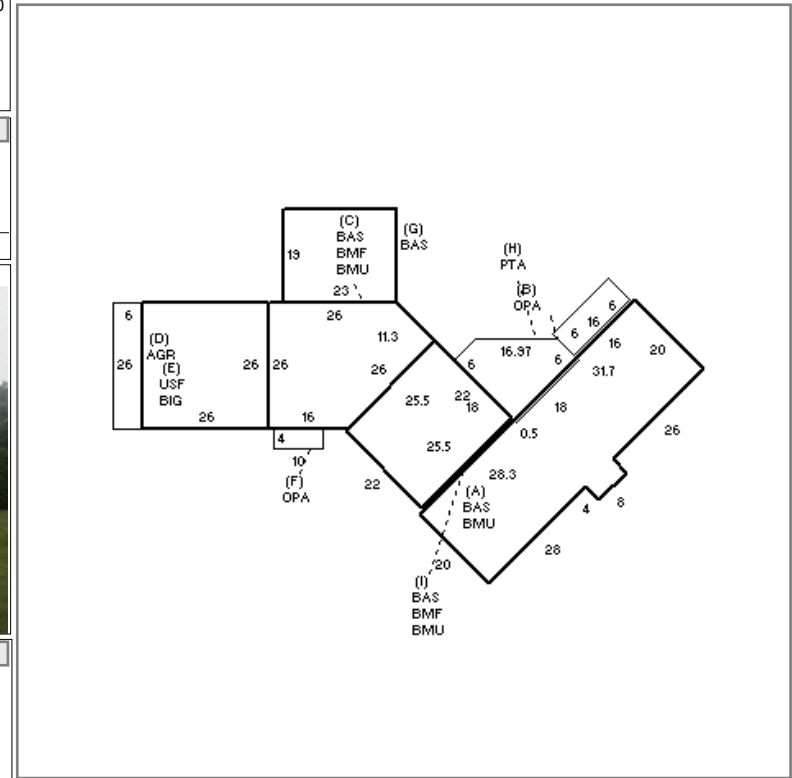
CURRENT OWNER		PARCEL ID		LOCATION												
BENSON HENRY M & HEIDI P 95 WOOD DUCK ROAD BREWSTER, MA 02631		144-61-0		95 WOOD DUCK ROAD												
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)											
BENSON HENRY M & HEIDI P		07/20/2021	QS	1,300,000	34311-197											
MARTIN DAVID N TRUSTEE		11/19/2010	F	1	25013-72											
MARTIN DAVID N & LESLIE H		11/03/2009	QS	950,000	24140-32											
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	13R	1.00	A	1.00	252,080	1.00	A	1.00	R05	1.15		348,850
300	A	1,833	13	1.00	13R	1.00	A	1.00	13,800	1.00	A	1.00	R05	1.15		25,300

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 %
23-352	03/24/2023	7	ALTERATIONS	60,000	07/11/2024	TCK	100 100
23-26	01/06/2023	7	ALTERATIONS	2,288	07/11/2024	TCK	100 100
	07/20/2021	16	MLS REVIEW	1,300,000	04/27/2022	JMG	100 100
		12	CYCLICAL NON		05/13/2013	SF	100 100
540	09/11/2003	5	OTHER	5,000			100 100

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TOTAL	3.210 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	SUBDIVISION OF PARCEL 58-2 FOR FY 2003 -- LOT 2 ON PLAN BOOK 565/49 & 50				LAND	374,200	352,900
St Ind	WOOD DUCK					BUILDING	1,183,700	1,068,300
Infl	AVERAGE					DETACHED	3,000	3,000
						OTHER	0	0
						TOTAL	1,560,900	1,424,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	16X10	160	20.77	3,000



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BUILDING	CD	ADJ	DESC	MEASURE	5/13/2013	SF
MODEL	1		RESIDENTIAL	LIST	5/13/2013	SF
STYLE	1	1.00	RANCH [100%]	REVIEW	7/29/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF= FAM RM, BATH

YEAR BLT	2003	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,329,963		
NET AREA	3,647	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,534		59.62	151,075	CONDITION ELEM	CD		
\$NLA(RCN)	\$365	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	OPA	N	OPEN PORCH	136		64.94	8,832	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BMF	N	BSMT FINISH	1,262		42.59	53,743	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	AGR	N	ATT GARAGE	156		58.22	9,083	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	E	BIG	N	BUILT-IN GARAGE	676		61.77	41,756	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	676	2003	238.79	161,420	HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03	+	BAS	L	BASE AREA	2,971	2003	288.15	856,080				
				FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO	252		18.59	4,684				
												F12	O	FPL 1S 2OP	1	12,303.80	12,304		
												GEN	O	GENERATOR	1	0.00			
												ODS	O	OUTDOOR SHOWER	1	3,136.70	3,137		
																EFF.YR/AGE	2011 / 12		
																COND	11 11 %		
																FUNC	0		
																ECON	0		
																DEPR	11	% GD 89	
																RCNLD	\$1,183,700		