Key: 1500

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.636

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COBBETT TIMOTHY & PATRICIA E 220 HORSE POND ROAD SUDBURY, MA 01776	90-188-0	50 FOX MEADOW DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COBBETT TIMOTHY & PATRICI	03/10/2022	U	445,000	(229365)
HARPER GLENN	12/29/2021	F	1	(228743)
HARPER GLENN & DENISE	08/04/2017	F	1	(213698)

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

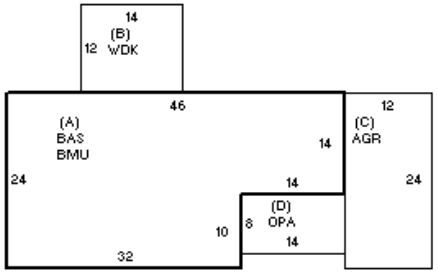
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	03/10/2022	15	SALE REVIEW	445,000	04/24/2023	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	13 1.00	13K 1.00	A 1.00	252,080	2.60	A 1.00	R04 1.15			248,020

TOTAL	16,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	FOX MEADOW				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	248,000	234,000
BUILDING	239,400	229,300
DETACHED	0	0
OTHER	0	0
TOTAL	**487,400**	**463,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/14/2019

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	6/14/2019	NF
LIST	3/6/2007	JH
REVIEW	1/7/2020	MR

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	964	DETAIL ADJ	1.000
$NLA(RCN)	$365	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
GARAGE SPACES	1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	964		59.00	56,876
A	BAS	L	BASE AREA	964	1970	266.22	256,636
B	WDK	N	WOOD DECK	168		39.20	6,586
C	AGR	N	ATT GARAGE	288		43.10	12,413
D	OPA	N	OPEN PORCH	112		50.00	5,600
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	352,063

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

EFF.YR/AGE	1970 / 53	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$239,400