

Key: 1758

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.894

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
KENISTON ROBERT B TRUSTEE & GUISE-KENISTON SHARON A TRUSTEE 53 POINT OF ROCKS ROAD BREWSTER, MA 02631		68-109-0	53 POINT OF ROCKS ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
KENISTON ROBERT B TRUSTEE		03/11/2016	F	100	29506-42	
KENISTON ROBERT B & SHARO		01/22/1985	XX		4394-136	

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 %
23-1163	11/08/2023	7	ALTERATIONS	900	04/23/2024	NF	100 100
616	07/02/2019	7	ALTERATIONS	2,700	07/10/2020	NF	100 100
395	04/30/2019	7	ALTERATIONS	15,500	07/10/2020	NF	100 100
676	07/25/2016	3	OUT BUILDING	6,500	02/14/2017	NF	100 100
NP		12	CYCLICAL NON		07/02/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	54,241	5	1.00	5-A	1.00	A	1.00	416,480	1.08	A	1.00	R10	1.90			559,470

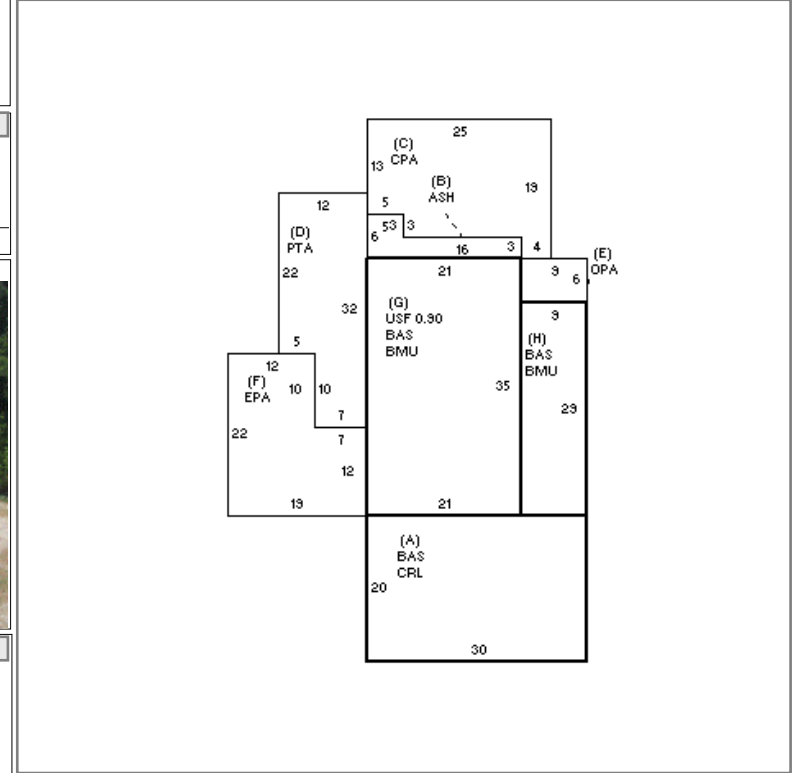
TOTAL	1.245 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE Lot size corrected for FY 16 from plan 652/16	LAND	559,500	527,800			
St Ind	CATHEDRAL RD		BUILDING	523,700	501,100			
Infl	AVERAGE		DETACHED	20,500	20,400			
			OTHER	0	0			
TOTAL				1,103,700	1,049,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
OPA	A	1.00	30 0.70 26X16		416	14.75	4,300
SHF	A	1.00	30 0.70 8X16		128	21.39	1,900
IPV	A	1.00	30 0.70 14X24		336	47.75	11,200
SHF	A	1.00	30 0.70 7X7		49	22.94	800
SHF	A	1.00	10 0.90 10X12	2016	120	21.39	2,300



BUILDING	CD	ADJ	DESC	MEASURE	11/11/2020	NF
MODEL	1		RESIDENTIAL	LIST	7/2/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	689,022
NET AREA	2,258	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	600		32.49	19,494	CONDITION ELEM	CD
\$NLA(RCN)	\$305	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,335	1965	258.48	345,071	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	78		29.93	2,335	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	C	CPA	N	CAR PORT	397		16.33	6,484	KITCHEN	G
				FLOOR COVER	2	SOFTWOOD	1.00	D	PTA	N	PATIO	334		14.46	4,830	BATHS	G
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	54		53.50	2,889	HEAT/ELEC	A
				HEATING/COOL	11	HTWT/CL AIR	1.05	F	EPA	N	ENCLOSED PORCH	348		73.21	25,479		
				FUEL SOURCE	1	OIL	1.00	+	BMU	N	BSMT UNFINISHED	996		63.13	62,878		
								G	USF	L	UPPER STORY FIN	662	1965	196.72	130,227		
								H	BAS	L	BASE AREA	261	2007	258.48	67,464		
								MST	O	MAS/METAL STACK	1		5,378.90	5,379			
								ODS	O	OUTDOOR SHOWER	1		2,584.10	2,584			



CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	\$13,910
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	2	1.00
# OF UNITS	1	1.00

EFF_YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$523,700