Key: 1880

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,027

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROBERTS JOHN C & ALEXANDER 77 WILLIAMS DRIVE BREWSTER, MA 02631	67-80-0	77 WILLIAMS DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROBERTS JOHN C & ALEXANDE	06/03/2016	QS	365,000	29697-104
FLYNN MARY V	02/19/2004	H		18233-245
FLYNN MARY V &	02/12/1992	QS	156,000	7872-290

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	%
23-131	03/15/2023	7	ALTERATIONS	31,000	05/23/2024	TCK	100	100
22-787	10/15/2022	7	ALTERATIONS	15,680	05/23/2024	TCK	100	100
633	08/12/2022	7	ALTERATIONS	1,400	03/28/2023	TCK	100	100
689	07/27/2016	7	ALTERATIONS	10,000	03/20/2017	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,300	13 1.00	A 1.00	A 1.00	219,200	2.28	A 1.00	R03 1.00			221,500

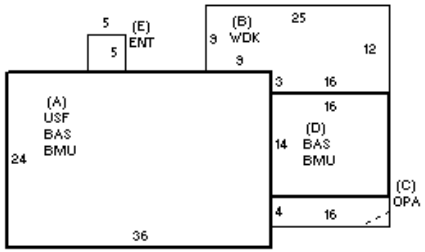
TOTAL	19,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	221,500	209,000
BUILDING	441,500	417,000
DETACHED	0	0
OTHER	0	0
TOTAL	**663,000**	**626,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/06/2024



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/16/2019	NF
LIST	5/16/2019	EST
REVIEW	6/6/2024	EMZ

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,952	DETAIL ADJ	1.000
$NLA(RCN)	$328	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,012
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	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
+	BMU	N	BSMT UNFINISHED	1,088		65.22	70,954
+	BAS	L	BASE AREA	1,088	1971	301.79	328,348
A	USF	L	UPPER STORY FIN	864	1971	210.18	181,594
B	WDK	N	WOOD DECK	273		45.28	12,361
C	OPA	N	OPEN PORCH	64		57.75	3,696
E	ENT	N	ENCLOSED ENTRY	25		185.86	4,647
	F21	O	FPL 2S 1OP	2		11,724.40	23,449
	ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789

TOTAL RCN	639,849

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

EFF.YR/AGE	1971 / 52	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$441,500