

Key: 2142

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.291

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VONHOLD IAN C & CARRIE A 22 UPPER RIVER STREET BROOKFIELD, MA 01506				37-36-0				83 SIX PENNY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VONHOLD IAN C & CARRIE A				01/29/2016	QS	372,000	29424-210				
DOWLING JOHN				10/29/2010	QS	360,000	24950-198				
NICHOLS ALEXANDER G & MOL				08/21/2001	H	164,900	14156-267				

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	%
948	10/30/2019	7	ALTERATIONS	20,000	07/07/2020	NF	100	100
919	10/21/2019	7	ALTERATIONS	5,300	07/07/2020	NF	100	100

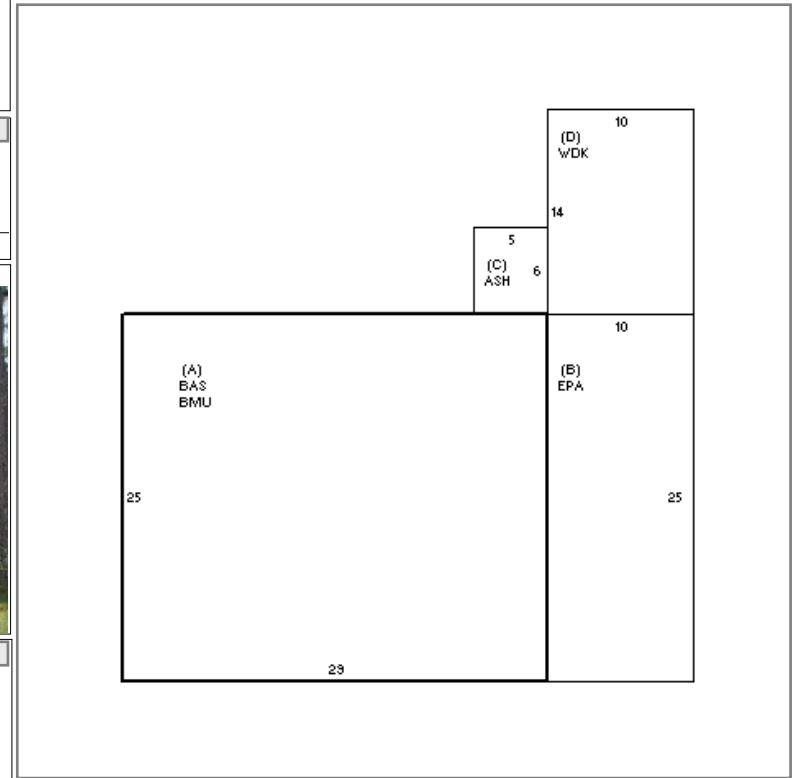
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	11 1.00	A 1.00	A 1.00	372,640	4.02	A 1.00	R07	1.70		343,640

TOTAL	10,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE	LAND	343,600	324,200			
St Ind	AVERAGE		BUILDING	184,100	176,300			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
			TOTAL	529,200	502,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	12X8		96	22.01	1,500



BUILDING	CD	ADJ	DESC	MEASURE	3/20/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/20/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/20/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	725	DETAIL ADJ	1.000
\$NLA(RCN)	\$368	OVERALL	0.930

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	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	3	W/W CARPET	1.00
INT FINISH	5	MIN/OTHER	0.95
HEATING/COOL	7	FL/WALL UN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	725		57.94	42,008
A	BAS	L	BASE AREA	725	1964	270.51	196,119
B	EPA	N	ENCLOSED PORCH	250		67.38	16,845
C	ASH	N	ATT SHED	30		27.13	814
D	WDK	N	WOOD DECK	140		36.46	5,104
	ODS	O	OUTDOOR SHOWER	1		2,246.00	2,246

TOTAL RCN	266,763
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1971 / 52
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$184,100