Key: 2163

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,312

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SODERQUIST MACKENZIE TRUSTEE **160 BRIER LANE** **BREWSTER, MA 02631**	**48-47-0**	**160 BRIER LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SODERQUIST MACKENZIE TRUS	11/03/2023	F	100	36071-150
CARROLL WILLIAM J III & A	11/16/2005	A	100	20475-234
CARROLL ANN R	07/08/1999	A	100	12395-009

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	%
		12	CYCLICAL NON		02/18/2021	NF	100	100
19	01/08/2016	77	SOLAR PANELS	25,000	02/23/2017	NF	100	100
NP		12	CYCLICAL NON		07/11/2007	JH	100	100
87	02/24/2006	2	ADD	300,000	07/11/2007	JH	100	100

LAND

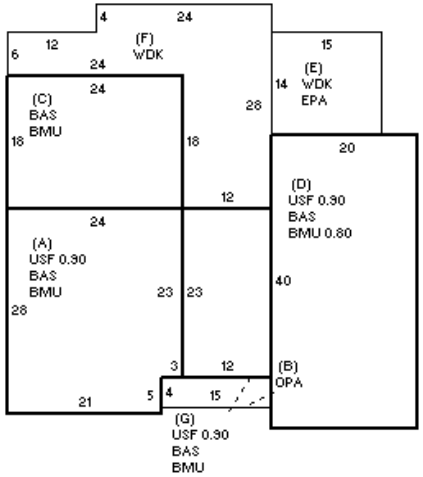
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	11 1.00	A 1.00	A 1.00	372,640	1.00	A 1.00	R07 1.70			515,690
300	A	0.347	11 1.00	A 1.00	A 1.00	20,400	1.00	A 1.00	R07 1.70			7,080

TOTAL	1.724 Acres	ZONING	RM	FRNT	0

Nbhd	NBHD 11
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	522,800	493,100
BUILDING	1,170,600	1,105,700
DETACHED	2,900	2,900
OTHER	0	0
TOTAL	**1,696,300**	**1,601,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	15 0.85	8X10	2007	80	26.41	1,800
SHF	G 1.20	15 0.85	6X8	2007	48	27.53	1,100

PHOTO 02/18/2021

BLDG COMMENTS

8X4 ROOF DECK
18 SOLAR PANELS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/18/2021	NF
LIST	7/11/2007	JH
REVIEW	3/8/2021	MR

YEAR BLT	1989	SIZE ADJ	0.970
NET AREA	3,724	DETAIL ADJ	1.000
$NLA(RCN)	$342	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
FIXTURES	14	$26,026
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	1	WD SHINGLE	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,005		66.13	132,582
+	BAS	L	BASE AREA	1,089	2006	307.73	335,116
A	USF	L	UPPER STORY FIN	591	2006	223.79	132,260
B	OPA	N	OPEN PORCH	60		69.36	4,161
+	BAS	L	BASE AREA	1,076	1989	307.73	331,116
+	USF	L	UPPER STORY FIN	968	1989	223.79	216,628
E	EPA	N	ENCLOSED PORCH	210		100.50	21,105
+	WDK	N	WOOD DECK	738		54.38	40,129
	WDK	N	WOOD DECK	32		54.36	1,739
	F21	O	FPL 2S 1OP	2		14,080.45	28,161
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUTDOOR SHOWER	1		3,349.80	3,350

TOTAL RCN	1,272,373

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

EFF.YR/AGE	2015 / 8		
COND	8 8 %		
FUNC	0		
ECON	0		
DEPR	8	% GD	92
RCNLD	$1,170,600		