

Key: 222

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 236

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WINN CHARLES E 104 ROBBINS HILL ROAD BREWSTER, MA 02631				49-93-0				104 ROBBINS HILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WINN CHARLES E				08/02/2013	QS	445,000	27594-319				
BERRY EDWARD TRUSTEE				05/27/2009	A	1	23742-160				
BERRY MALCOLM B				07/07/2005	DC		20024-158				

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	%
938	11/18/2014	7	ALTERATIONS	1,000	06/11/2015	MW	100	100
136	04/22/2009	7	ALTERATIONS	2,500	04/08/2010	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	29,455	2	1.00	A	1.00	A	1.00	767,200	1.64	A	1.00	R12	3.50			849,240

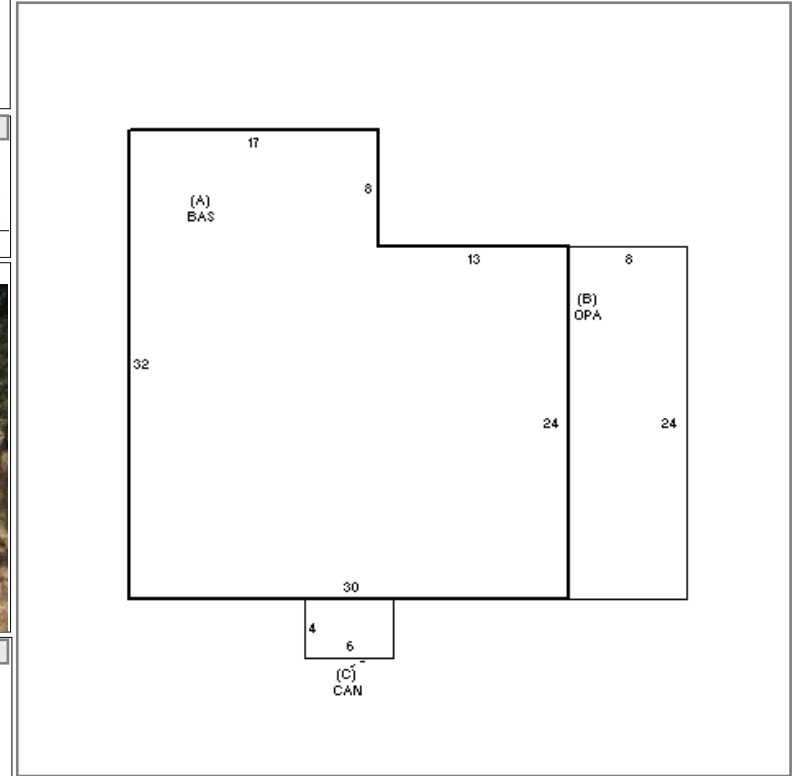
TOTAL	29,455 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	N O T E  Area changed for FY 12 per survey plan book 636, page 63.	LAND	849,200	641,000			
St Ind	AVERAGE		BUILDING	117,700	111,100			
Infl	AVERAGE		DETACHED	1,000	1,000			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>967,900</b>	<b>753,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X8		64	22.01	1,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/28/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/17/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/19/2019	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	856	DETAIL ADJ	1.000
\$NLA(RCN)	\$229	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$2,867	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	13	STONE-VEN	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	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	BAS	L	BASE AREA	856	1940	202.92	173,698
B	OPA	N	OPEN PORCH	192		36.75	7,056
C	CAN	N	CANOPY	24		34.24	822
	CPC	O	CAPE CELLAR	1		4,263.00	4,263
	F11	O	FPL 1S 1OP	1		5,613.20	5,613
	ODS	O	OUTDOOR SHOWER	1		1,775.00	1,775

TOTAL RCN	196,094
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1940 / 83
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$117,700