

Key: 2647

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.815

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID			LOCATION			
DAVIS ROBERT M & CAROL JO C/O DAVIS ROBERT M & CAROL JO 213 A P NEWCOMB ROAD BREWSTER, MA 02631										25-67-0			213 A P NEWCOMB ROAD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)			
DAVIS ROBERT M & CAROL JO										02/12/2024	F	1	36218-161			
DAVIS ROBERT M & CAROL JO										06/24/1998	QS	125,020	11524-120			
CARTER ALFRED & ESTHER A										12/27/1978	XX		2846-68			

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	%
526		14	CYCLICAL GRO		01/31/2018	NF	100	100
455	07/02/2014	7	ALTERATIONS	2,400	05/28/2015	MW	100	100
609	06/02/2014	7	ALTERATIONS	4,275	05/28/2015	MW	100	100
	11/10/2008	7	ALTERATIONS	2,000	03/20/2009	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,750	12 1.00	12M 1.00	A 1.00	252,080	2.34	A	1.00	RM5	1.15	253,410

TOTAL	18,750 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	253,400	239,100
St Ind	STONYBROOK		BUILDING	281,400	269,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	534,800	508,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/31/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/31/2018	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	12/16/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		58.16	60,484
\$NLA(RCN)	\$371	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	260		41.54	10,802
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,040	1980	269.13	279,894
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	180		40.38	7,268
				FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	1		4,580.40	4,580
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,866.10	7,866
				HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488
				FUEL SOURCE	2	GAS	1.00								

(B) WDK 18

10

(A) BAS BMF 0.25 BMU

26

40

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	\$12,051
GARAGE SPACES	1	1.00
% BSMT FIN	25	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	385,432
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1980 / 43
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$281,400