

Key: 2921

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.104

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WARD JOHN A & NIEM T (LIFE ESTATE) 122 BARONS WAY BREWSTER, MA 02631				56-57-0				90 LONG POND ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WARD JOHN A & NIEM T (LIF				10/12/2021	F	1 34559-236					
WARD JOHN A & NIEM T				10/12/2021	F	1 34559-130					
WARD JOHN A				10/13/1998	A	100 11756-151					

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	%

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,200	12 1.00	A 1.00	A 1.00	219,200	2.39	A 1.00	RM4	1.00		219,100

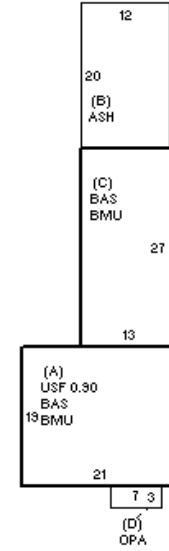
TOTAL	18,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	219,100	206,700			
St Ind	AVERAGE		BUILDING	151,100	142,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	370,200	349,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/4/2008	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	12/30/2019	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,109	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES	1.9	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	3	FOUN WALL	1.00
EXT COVER	5	ASBESTOS	0.95
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	7	FL/WALL UN	0.98
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	750		45.79	34,345
+	BAS	L	BASE AREA	750	1910	213.79	160,343
A	USF	L	UPPER STORY FIN	359	1910	136.51	49,006
B	ASH	N	ATT SHED	240		18.53	4,448
D	OPA	N	OPEN PORCH	21		36.75	772

TOTAL RCN	251,780
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$151,100