**Key: 311**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 323

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **BREWER PHILIP V S & PATRICIA**<br>**132 WRIGHT ROAD**<br>**CONCORD, MA 01742** | **57-3-311** | **16 JUNIPER CIRCLE** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BREWER PHILIP V S & PATRI | 04/14/2014 | F | | (C148-61) |
| BREWER PHILIP V S & PATRI | 04/14/2014 | F | | (DD/N) |
| PHILIP V S BREWER TRUSTEE | 04/14/2014 | F | | (DD/N) |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| **1020** | **100** | **CONDOMINIUM** | | **1** | **1 of 1** |

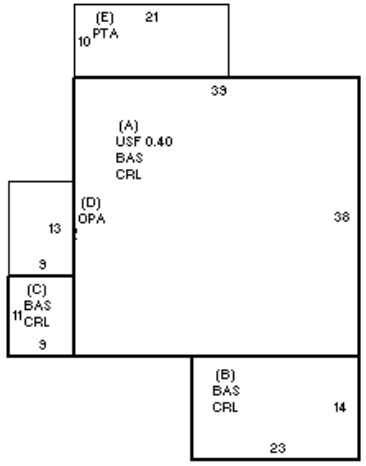
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 486 | 06/06/2018 | 7 | ALTERATIONS | 4,000 | 06/17/2019 | NF | 100 | 100 |
| 390 | 05/28/2015 | 7 | ALTERATIONS | 4,500 | 05/17/2016 | WFF | 100 | 100 |
| 91 | 02/18/1994 | 5 | OTHER | 3,500 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|

| TOTAL | SF | ZONING | RL | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | | NOTE | | | |
| St Ind | | | | | |
| Infl | | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 0 | 0 |
| BUILDING | 1,105,900 | 1,044,100 |
| DETACHED | 8,700 | 8,700 |
| OTHER | 0 | 0 |
| TOTAL | **1,114,600** | **1,052,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 10 0.90 | 12X22 (1CAR) | 1985 | 264 | 36.79 | 8,700 |

PHOTO 06/17/2019

BLDG COMMENTS

USF=1RM/1BTH

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 10 | | CONDO RES |
| STYLE | 3 | 1.00 | DUPLEX [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | N/A [100%] |

| | | |
|---|---|---|
| MEASURE | 12/4/2008 | SAM |
| LIST | 12/4/2008 | SAM |
| REVIEW | 12/5/2008 | SAM |

| | | | |
|---|---|---|---|
| YEAR BLT | 1985 | SIZE ADJ | 1.000 |
| NET AREA | 2,496 | DETAIL ADJ | 2.020 |
| $NLA(RCN) | $504 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| ROOMS | 6 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHS | 3 | 1.00 |
| HALF BATHS | 0 | 1.00 |
| FIREPLACES | 1 | $3,300 |
| % COMMON OWNER | 1.9 | 1.00 |
| FIXTURES | 9 | $11,700 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| COMPLEX | 4 | SEARS POINT | 2.00 |
| STYLE | 21 | 04-SANDERLING | 1.00 |
| VIEW/LOC | 1 | NONE | 1.00 |
| HVAC | 9 | WARM/CL AIR | 1.01 |
| END/MIDDLE | 1 | END | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | CRL | N | CRAWL | 1,903 | | 17.60 | 33,493 |
| + | BAS | L | BASE AREA | 1,903 | 1985 | 481.04 | 915,423 |
| A | USF | L | UPPER STORY | 593 | 1985 | 481.04 | 285,258 |
| D | OPA | N | OPEN PORCH | 117 | | 41.40 | 4,844 |
| E | PTA | N | PATIO | 210 | | 12.90 | 2,709 |

TOTAL RCN 1,256,727

| CONDITION ELEM | CD |
|---|---|
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| EXTERIOR | |

EFF.YR/AGE 1985 / 38

| | | | |
|---|---|---|---|
| COND | 12 | 12 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 12 | % GD | 88 |

RCNLD $1,105,900