Key: 3120

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,316

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHARTON JUSTIN & KAREN A TRUSTEES MITUSUN REALTY TRUST 136 RED FAWN ROAD BREWSTER, MA 02631	66-55-0	10-12 TOWER HILL CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHARTON JUSTIN & KAREN A	06/05/1998	H	31,250	11481-296
FRANZ ALFRED P JR ETAL	09/25/1989	J	30,200	6892-124

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	70	MULTI-USE COM		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	04/13/2023	22	I & E				0	0
	03/09/2022	22	I & E				0	0
364	04/20/2021	77	SOLAR PANELS	12,400	07/19/2023	PJK	100	100
341	04/13/2021	7	ALTERATIONS	2,950	07/19/2023	PJK	100	100
	01/29/2021	22	I & E				0	0

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,502	13 1.00	A 1.00	A 1.00	219,200	1.95	A 1.00	R02 1.00			230,360

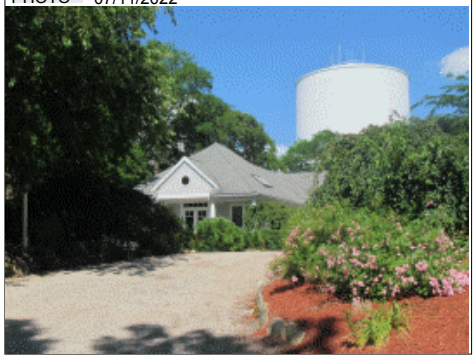
TOTAL	23,502 SF	ZONING	CH	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

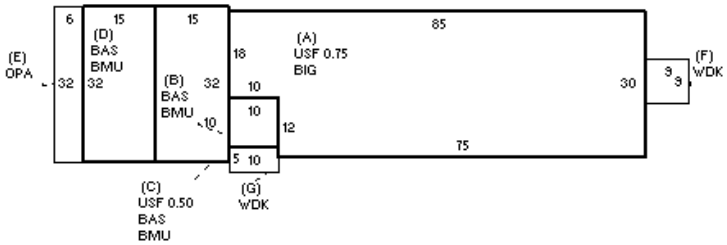
ASSESSED	CURRENT	PREVIOUS
LAND	230,400	217,300
BUILDING	288,000	277,700
DETACHED	200	200
OTHER	0	0
TOTAL	**518,600**	**495,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW1	G 1.20	10 0.90	2 X 3		6	40.56	200

PHOTO 07/11/2022





BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM
STYLE	53	1.05	STORAGE GARAGE [44%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/22/2008	JH
LIST	4/22/2008	JH
REVIEW	8/7/2019	EMZ

BLDG COMMENTS

VIGILANT SERVICES INC

YEAR BLT	2000	SIZE ADJ	0.945
NET AREA	5,553	DETAIL ADJ	0.992
$NLA(RCN)	$66	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHNGL	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	L	BUILT-IN GARAGE	2,430	2000	25.16	61,130
A	USF	L	UP-STRY FIN	1,823	2000	86.40	157,502
B	BMU	N	BSMT UNF	100		30.11	3,011
B	BAS	L	BASE AREA	100	2000	86.40	8,640
C	BMU	N	BSMT UNF	480		30.10	14,450
C	BAS	L	BASE AREA	480	2000	86.40	41,471
C	USF	L	UP-STRY FIN	240	2000	86.40	20,735
D	BMU	N	BSMT UNF	480		30.10	14,450
D	BAS	L	BASE AREA	480	2000	86.40	41,471
E	OPA	N	OPEN PORCH	192		21.76	4,177
F	WDK	N	WOOD DECK	81		16.70	1,353
G	WDK	N	WOOD DECK	50		16.70	835

TOTAL RCN	369,225

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A

EFF.YR/AGE	2000 / 23		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$288,000