

Key: 3138

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.335

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PHILLIPS JOHN J & JOSEPHINE C 192 TOWER HILL CIRCLE BREWSTER, MA 02631				66-37-0				192 TOWER HILL CIRCLE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHILLIPS JOHN J & JOSEPHI				06/25/2004	QS	467,000	18762-162				
MIDLAND LINDA D				09/06/2002	QS	327,500	15562-195				
LEONE ALICE G & DANIEL J				12/02/1996	F	100	10506-292				

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	%
926		14	CYCLICAL GRO		05/03/2019	NF	100	100
445	11/19/2015	77	SOLAR PANELS	12,627	05/11/2016	WFF	100	100
65	08/30/2011	7	ALTERATIONS	2,200	03/14/2012	MR	100	100
187	03/04/2010	7	ALTERATIONS	17,000	12/28/2010	JH	100	100
	03/31/2008	7	ALTERATIONS	3,000	03/31/2009	JH	100	100

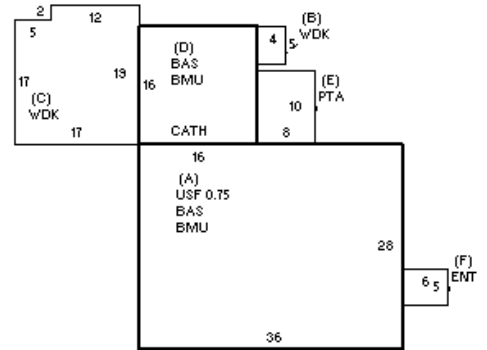
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,840	13	1.00	A	1.00	A	1.00				228,830

TOTAL	22,825 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	228,800	215,900
St Ind	AVERAGE		BUILDING	435,600	411,400			
Infl	AVERAGE		DETACHED	2,800	2,800			
			OTHER	0	0			
						TOTAL	667,200	630,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 12X14	2001	168	20.77	2,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/3/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/3/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	10/22/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC
18 SOLAR PANELS
BMF= REC RM

G

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	588,652	
NET AREA	2,020	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,264		57.06	72,118			
\$NLA(RCN)	\$291	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,264	1977	258.83	327,155			
CAPACITY																		
STORIES	1.75		1.00	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	1977	193.04	145,939			
ROOMS	7		1.00	ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	333		41.16	13,707			
BEDROOMS	3		1.00	FLOOR COVER	6	OTHER	1.00	E	PTA	N	PATIO	80		19.20	1,536			
BATHROOMS	2		1.00	INT FINISH	2	DRYWALL	1.00	F	ENT	N	ENCLOSED ENTRY	30		136.12	4,084			
FIXTURES	8	\$10,920		HEATING/COOL	9	WARM/CL AIR	1.03	F21	O	FPL 2S 1OP	1			10,658.60	10,659			
GARAGE SPACES	0		1.00	FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1			2,535.80	2,536			
% BSMT FIN	50		1.00															
# 1/2 BATHS	1		1.00															
# OF UNITS	1		1.00															
																CONDITION ELEM	CD	
																EXTERIOR	G	
																INTERIOR	A	
																KITCHEN	A	
																BATHS	A	
																HEAT/ELEC	A	
																EFF.YR/AGE	1981 / 42	
																COND	26 26 %	
																FUNC	0	
																ECON	0	
																DEPR	26 % GD 74	
																RCNLD	\$435,600	