

Key: 3140

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.337

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION								
WELCH THOMAS P & GOLDSTEIN JANE E 18 CAREY ROAD NEEDHAM, MA 02494-1104		66-35-0		216 TOWER HILL CIRCLE								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
WELCH THOMAS P & WELCH THOMAS P		04/22/2003 08/24/1995	A QS	16781-092 116,800	9812-125							
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,020	13	1.00	A	219,200	2.81	A	1.00	R02	1.00	212,530

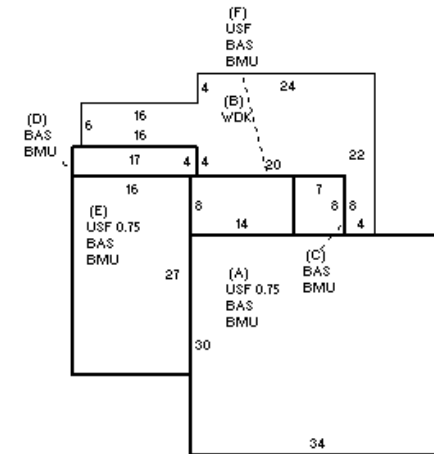
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-43	01/12/2023	9	HVAC	18,000	05/23/2024	TCK	100 100
21-1128	12/29/2021	2	ADD	395,000	05/23/2024	TCK	100 100
1015	12/02/2013	7	ALTERATIONS	19,000	08/18/2014	RJM	100 100
529	12/18/2009	3	OUT BUILDING	3,500	04/21/2010	JH	100 100

LAND

TOTAL	15,020 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	212,500	200,500
St Ind	AVERAGE					BUILDING	680,100	316,500
Infl	AVERAGE					DETACHED	2,900	3,100
						OTHER	0	0
TOTAL						895,500	520,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 10X12	2009	120	21.39	2,200
PTD	A	1.00	30 0.70 12' RND		113	9.00	700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2024	TCK
MODEL	1		RESIDENTIAL	LIST	5/23/2024	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/6/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INTERIOR ESTIMATED PER PLANS 5/23/2024

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YEAR BLT	1974	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	764,121		
NET AREA	2,889	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,688		53.17	89,757	CONDITION ELEM	CD		
\$NLA(RCN)	\$264	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,020	1974	245.99	250,907	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	765	1974	175.51	134,265	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	464		40.75	18,908	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	668	2022	245.99	164,320	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	436	2022	175.51	76,522	HEAT/ELEC	G		
				HEATING/COOL	9	WARM/CL AIR	1.03	F21	O	O	FPL 2S 1OP	1		10,552.00	10,552				
				FUEL SOURCE	2	GAS	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,510.40	2,510				
																		EFF.YR/AGE	2011 / 12
																		COND	11 11 %
																		FUNC	0
																		ECON	0
																		DEPR	11 % GD 89
																		RCNLD	\$680,100