

Key: 3148

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.345

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HIGGINS TODD A 9 GAGES WAY BREWSTER, MA 02631				56-44-0				9 GAGES WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HIGGINS TODD A				10/16/2007	U	359,000	22407-162				
YINDRA CAROL A & ROBERT C				10/16/2002	A	1	15751-269				
YINDRA CAROL A & ROBERT C				08/15/1997	QS	115,000	10902-127				

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	20,131	12	1.00	12D 1.00 A 1.00	230,160	2.20	A	1.00	R05 1.05		234,220

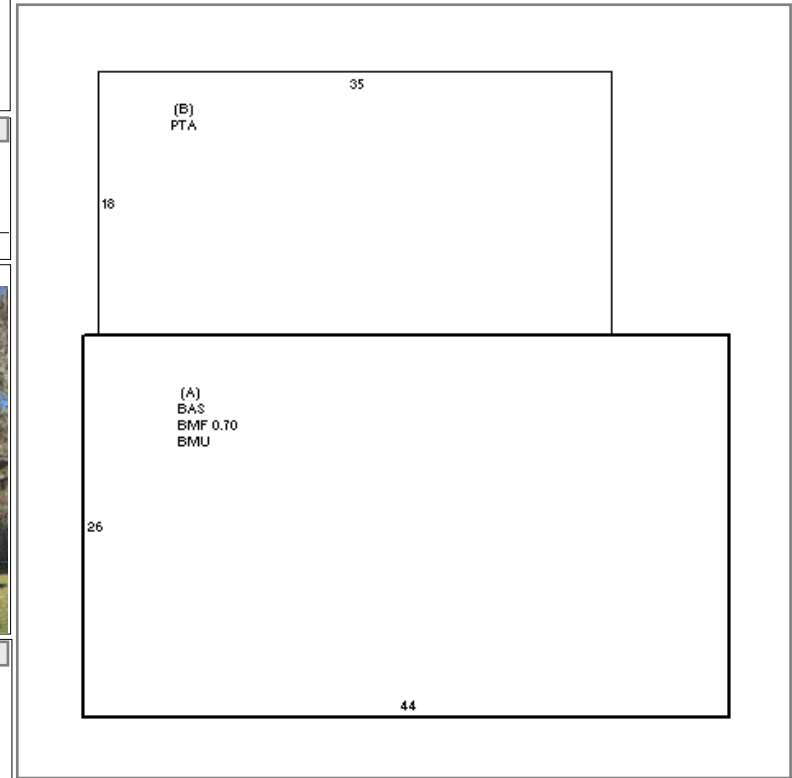
TOTAL	20,131 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	234,200	221,000
St Ind	HARWICH ROAD		BUILDING	303,800	286,700			
Infl	AVERAGE		DETACHED	6,700	6,600			
			OTHER	0	0			
						TOTAL	544,700	514,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DDK	A	1.00	30 0.70 12X16		192	12.50	1,700
SHF	A	1.00	30 0.70 11X12		144	21.39	2,200
HTB	A	1.00	30 0.70		1	4,058.10	2,800



BUILDING	CD	ADJ	DESC	MEASURE	4/4/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/4/2019	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/27/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	405.031
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,144		56.46	64,594		
\$NLA(RCN)	\$354	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	801		35.60	28,516		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,144	1983	253.90	290,456		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	630		11.93	7,513		
				FLOOR COVER	1	HARDWOOD	1.00	F11	O	FPL 1S 10P	1			7,637.00	7,637		
				INT FINISH	2	DRYWALL	1.00	ODS	O	OUTDOOR SHOWER	1			2,415.00	2,415		
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										



CAPACITY			UNITS	ADJ
STORIES	1	1.00		
ROOMS	5	1.00		
BEDROOMS	3	1.00		
BATHROOMS	1	1.00		
FIXTURES	3	\$3,900		
GARAGE SPACES	0	1.00		
% BSMT FIN	0	1.00		
# 1/2 BATHS	1	1.00		
# OF UNITS	1	1.00		

TOTAL RCN		405.031	
CONDITION ELEM	CD		
EXTERIOR	A		
INTERIOR	A		
KITCHEN	A		
BATHS	A		
HEAT/ELEC	A		
EFF.YR/AGE	1983 / 40		
COND	25 25 %		
FUNC	0		
ECON	0		
DEPR	25 % GD 75		
RCNLD	\$303,800		