Key: 3155

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,352

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JENKINS WAYNE H & CHRISTINE A 158 FAR FIELDS ROAD BREWSTER, MA 02631	65-41-0	158 FAR FIELDS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JENKINS WAYNE H & CHRISTI	07/06/2016	QS	550,000	29779-115
HARDMAN CHRISTINE S	05/14/2014	QS	439,250	28143-259
FARRELL EDWARD J & PATRIC	03/08/1996	QS	160,000	10092-340

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	%
24-399	05/28/2024	7	ALTERATIONS	10,400			0	0
23-428	04/20/2023	7	ALTERATIONS	15,000	05/23/2024	TCK	100	100
571	06/20/2019	7	ALTERATIONS	4,000	07/14/2020	TCK	100	100
		12	CYCLICAL NON		04/16/2019	NF	100	100
466	06/09/2017	3	OUT BUILDING	4,000	06/04/2018	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,223	13 1.00	13D 1.00	A 1.00	274,000	1.47	A 1.00	R08 1.25			315,840

TOTAL	34,223 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	FAR FIELDS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	315,800	298,000
BUILDING	411,100	393,000
DETACHED	2,500	2,500
OTHER	0	0
TOTAL	**729,400**	**693,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	11X12	2017	132	21.39	2,500

PHOTO 06/06/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	4/16/2019	NF
LIST	4/16/2019	NF
REVIEW	6/6/2024	EMZ

BLDG COMMENTS
WALK-UP ATTIC

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	1,412	DETAIL ADJ	1.000
$NLA(RCN)	$359	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,034
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,412		54.21	76,540
A	BAS	L	BASE AREA	1,412	1996	248.82	351,330
A	ATU	N	ATTIC UNF	706		55.00	38,831
B	AGR	N	ATT GARAGE	340		43.51	14,792
C	WDK	N	WOOD DECK	312		40.37	12,597
D	OPA	N	OPEN PORCH	48		51.50	2,472
E	ASH	N	ATT SHED	16		30.00	480
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	507,563

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1996 / 27		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD	$411,100		