

Key: 316

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 329

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
BARRY BRUCE A & KATHLEEN A 1313 WASHINGTON ST #429 BOSTON, MA 02118		58-23-0		98 GOVERNOR PRENCE ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BARRY BRUCE A & KATHLEEN		12/10/1999	QS	675,000	12716-335
HUTTON SALLY LINDA ETAL		08/04/1999	H	N/A-N/A	
MAGNUSON HAROLD E		08/26/1953	XX	851-574	

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 %
215	03/18/2022	7	ALTERATIONS	18,560	03/23/2023	TCK	100 100
216	04/14/2015	7	ALTERATIONS	8,000	04/28/2016	WFF	100 100
149	04/13/2010	2	ADD	8,000	03/22/2012	MR	100 100
377	06/07/2006	5	OTHER	33,000	07/06/2007	JH	100 100
214	05/04/2005	1	NEW CONSTRUC	950,000	03/10/2009	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,500 4	1.00	4A 1.00	A 1.00	2,630,400	1.56	A 1.00	BSB 12.00			2,962,410

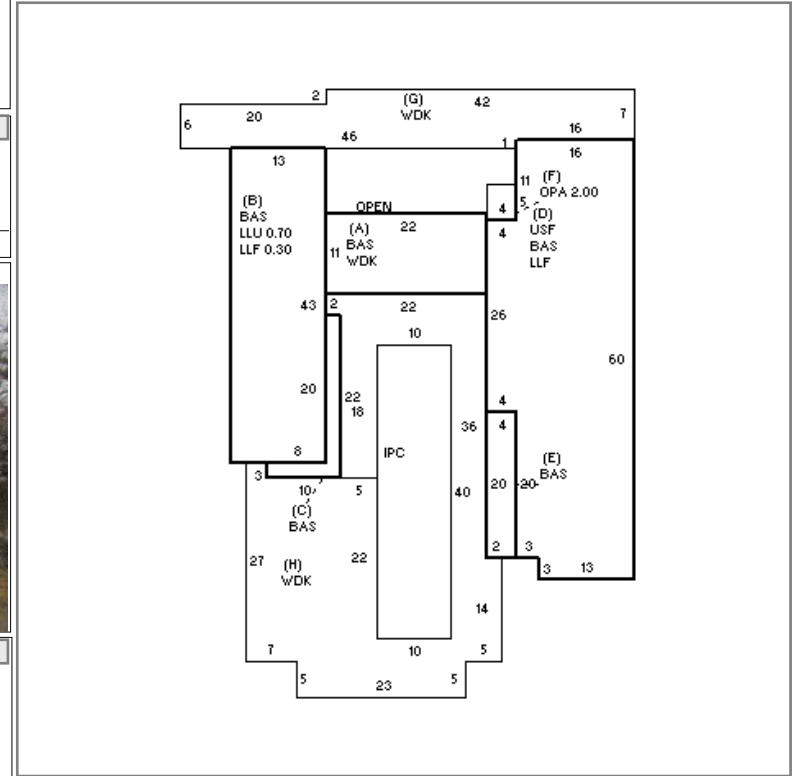
TOTAL	31,500 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	NOTE	LAND	2,962,400	2,794,800			
St Ind	THE CHANNEL		BUILDING	2,223,000	2,099,700			
Infl	AVERAGE		DETACHED	34,100	33,800			
			OTHER	0	0			
			TOTAL	5,219,500	4,928,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	50 0.50		1	4,058.10	2,000
IPC	A	1.00	10 0.90 10X40	2007	400	62.33	22,400
PTD	G	1.20	10 0.90	2007	924	8.10	6,700
SHF	G	1.20	10 0.90 8 X 16	2008	128	25.67	3,000



BLDG COMMENTS	EXTRA FIX
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BUILDING	CD	ADJ	DESC	MEASURE	10/8/2020	NF
MODEL	1		RESIDENTIAL	LIST	7/6/2007	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	3/27/2023	EMZ
QUALITY	S	3.00	SUPERLATIVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2005	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,274	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	WDK	N	WOOD DECK	1,762		110.65	194,964
\$NLA(RCN)	\$605	OVERALL	0.970	EXT COVER	1	WD SHINGLE	1.00	+	LLF	L	LOWER LEVEL FIN	1,223	2005	332.80	407,011
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	1.00	B	LLU	N	LOWER LEVEL UNF	391		260.81	101,979
STORIES	2	1.00		ROOF COVER	10	MEMBRANE	1.02	+	BAS	L	BASE AREA	1,996	2005	640.13	1,277,704
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	USF	L	UPPER STORY FIN	1,055	2005	497.77	525,144
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	40		141.14	5,645
BATHROOMS	4	1.00		HEATING/COOL	3	RADIANT	1.00		GFP	O	GAS FIREPLACE	1		8,823.80	8,824
FIXTURES	15	\$56,745		FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		6,816.80	6,817
GARAGE SPACES	0	1.00													
% BSMT FIN	0	1.00													
# 1/2 BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	2,584,831
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$2,223,000