Key: **322**

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 335

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOND-KENNEDY DEBORAH TRUSTEE MICHAEL G KENNEDY 2012 IRR FAMILY TR 17 PAGE FARM ROAD SHERBORN, MA 01770	58-32-0	306 BREAKWATER ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOND-KENNEDY DEBORAH TRUS	11/19/2013	F	1	27830-334
BOND-KENNEDY DEBORAH A TR	07/19/2013	F	1	27554-151
BOND-KENNEDY DEBORAH A TR	12/20/2012	A	1	26968-176

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

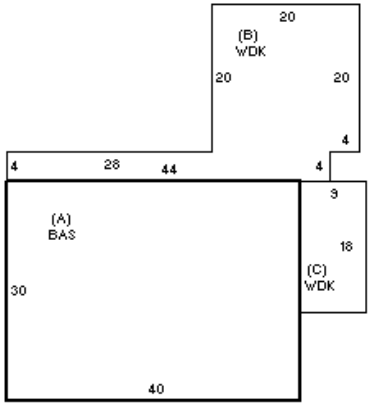
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-604	07/10/2024	7	ALTERATIONS	15,485			0	0
729	08/11/2021	7	ALTERATIONS	73,510	04/29/2022	TCK	100	100
506	12/03/2009	7	ALTERATIONS	1,800	04/12/2010	JH	100	100
606	10/14/2005	7	ALTERATIONS	15,000			100	100
17	01/21/1992	5	OTHER	95,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	4 1.00	A 1.00	A 1.00	1,139,840	1.24	A 1.00	BSP 5.20			1,415,680

TOTAL	43,560 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 4	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	1,415,700	1,335,600
BUILDING	184,200	173,900
DETACHED	17,800	17,600
OTHER	0	0
TOTAL	**1,617,700**	**1,527,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G 1.20	20 0.80	18 X 24		432	36.18	12,500
CBN	A 1.00	30 0.70	12X14		168	44.90	5,300

PHOTO 04/29/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	-	0.90	MINUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/8/2020	NF
LIST	10/8/2020	EST
REVIEW	5/20/2022	MR

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,200	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,335
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	2	SOFTWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,200	1930	217.08	260,496
+	WDK	N	WOOD DECK	738		33.52	24,735
	F11	O	FPL 1S 1OP	1		6,529.60	6,530
	ODS	O	OUTDOOR SHOWER	1		2,064.80	2,065

TOTAL RCN	297,160
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1957 / 66	
COND	38	38 %
FUNC	0	
ECON	0	
DEPR	38	% GD 62
RCNLD		$184,200