Key: 3272

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.469

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WENTWORTH ADAM 62 THAD ELLIS ROAD BREWSTER, MA 02631	89-8-0	62 THAD ELLIS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WENTWORTH ADAM	09/13/2022	A	1	35360-218
WENTWORTH ALEXANDER TRUST	04/11/2022	ML		31420-129
WENTWORTH DONALD B TRUSTE	07/23/2018	F	1	31420-129

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

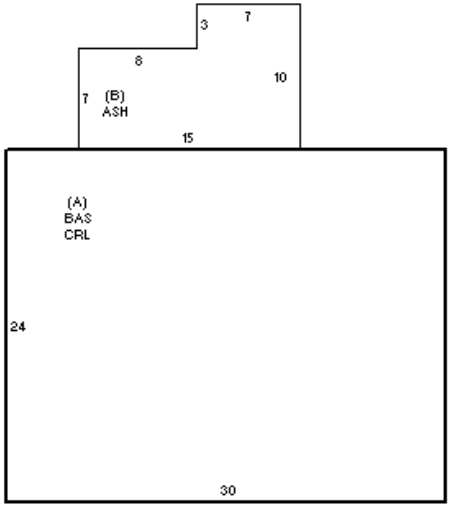
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-67	01/19/2023	7	ALTERATIONS	5,500	05/22/2024	TCK	100	100
	09/13/2022	15	SALE REVIEW	1	01/18/2023	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,820	13 1.00	A 1.00	A 1.00	197,280	2.23	A 1.00	RM3 0.90			200,120

TOTAL	19,820 SF	ZONING	CH	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	200,100	188,800
BUILDING	133,900	128,400
DETACHED	10,800	10,700
OTHER	0	0
TOTAL	**344,800**	**327,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	24X28		672	27.67	9,300
PTD	A 1.00	30 0.70	22X12		264	8.10	1,500

PHOTO 06/05/2024

BLDG COMMENTS

PULL-DOWN STAIRS TO ATU

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	12/22/2020	TCK
LIST	3/8/2007	JH
REVIEW	6/5/2024	EMZ

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	720	DETAIL ADJ	1.000
$NLA(RCN)	$291	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	2	SLAB	0.95
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	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	720		24.20	17,422
A	BAS	L	BASE AREA	720	1962	248.69	179,059
B	ASH	N	ATT SHED	126		23.24	2,928
	F11	O	FPL 1S 1OP	1		6,529.60	6,530

TOTAL RCN	209,274
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1962 / 61	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	$133,900	