

Key: 3348

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.547

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NEWELL MATTHEW S & ANA J P TRUSTEES NEWELL FAMILY REVOCABLE TRUST 15 ECHO HILLS DRIVE MANSFIELD, MA 02048				99-45-0				118 PINWOOD DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
NEWELL MATTHEW S & ANA J				02/27/2023	F	100 (232342)					
NEWELL MATTHEW S & ANA J				06/30/2022	QS	660,000 (230406)					
HAMMOND BRUCE HALL & MAJE				10/01/1997	QS	139,000 (146007)					

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	%
130	06/30/2022	16	MLS REVIEW	660,000	05/24/2023	JMG	100	100
	04/06/2010	14	CYCLICAL GRO		12/04/2020	TCK	100	100
		7	ALTERATIONS	3,900	01/06/2011	JH	100	100

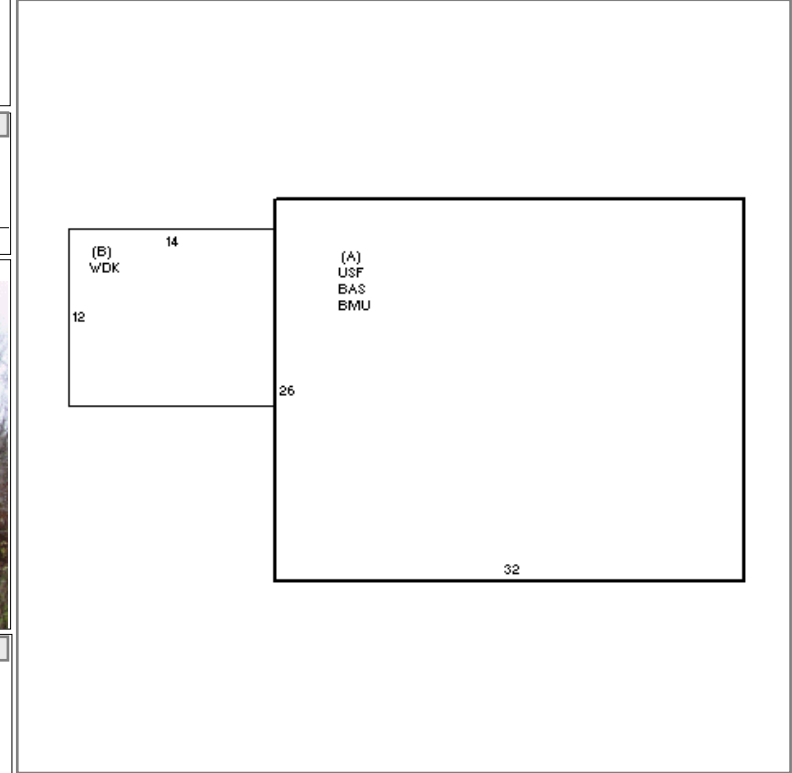
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,210	13	1.00	13M 1.00	A	1.00					212,720

TOTAL	15,210 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	212,700	200,700
St Ind	LUND FARM		BUILDING	379,400	362,700			
Infl	AVERAGE		DETACHED	1,900	1,900			
			OTHER	0	0			
			TOTAL	594,000	565,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12		96	22.01	1,900



BLDG COMMENTS
INFO @ DOOR (12/4/20)



BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/4/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/24/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,664	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		60.77	50,561
\$NLA(RCN)	\$281	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	832	1984	284.36	236,590
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	832	1984	187.43	155,943
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	168		40.38	6,784
ROOMS	6	1.00	\$8,034	FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 1OP	1		10,455.50	10,456	
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	GEN	O	GENERATOR	1		0.00		
BATHROOMS	2	1.00		HEATING/COOL	15	HTWT+DCTLS AC	1.01								
FIXTURES	6	1.00		FUEL SOURCE	1	OIL	1.00								
GARAGE SPACES	0	1.00													
% BSMT FIN	0	1.00													
# 1/2 BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	468,367
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$379,400