Key: 3489

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.700

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNICHOL JUDITH K 137 SOUTH POND DRIVE BREWSTER, MA 02631	88-2-0	137 SOUTH POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNICHOL JUDITH K	06/23/1988	H		6319-061

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

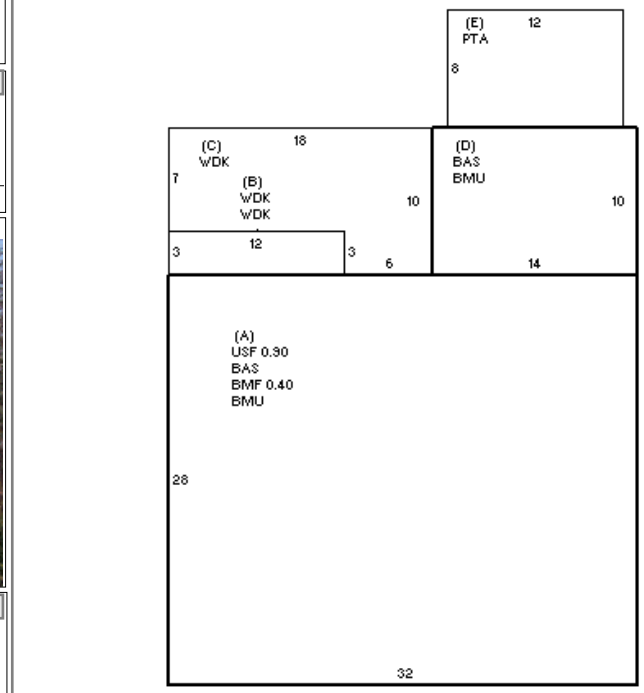
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		04/24/2013	SF	100	100
428	07/15/2004	7	ALTERATIONS	1,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,000	13 1.00	13M 1.00	A 1.00	270,712	1.91	35 0.65	PF2 1.90			285,300

TOTAL	24,000 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE	FY10 TOPO = 30% SLOPE/5%DRAINAGE ESMT PER		
St Ind	LUND FARM		ATB topo adj for slope per fy 04 abatement		
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	285,300	269,200
BUILDING	410,200	392,500
DETACHED	0	0
OTHER	0	0
TOTAL	**695,500**	**661,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/30/2020

BLDG COMMENTS
BMF=STORAGE
INFO @ DOOR (12/30/20)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/30/2020	TCK
LIST	12/30/2020	EST
REVIEW	2/16/2021	MR

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,842	DETAIL ADJ	1.000
$NLA(RCN)	$297	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	1	1.00
% BSMT FIN	40	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	3	GAMBREL	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
+	BMU	N	BSMT UNFINISHED	1,036		59.29	61,421
A	BMF	N	BSMT FINISH	358		42.35	15,162
+	BAS	L	BASE AREA	1,036	1984	274.35	284,231
A	USF	L	UPPER STORY FIN	806	1984	191.07	154,003
+	WDK	N	WOOD DECK	216		41.16	8,890
E	PTA	N	PATIO	96		19.20	1,843
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN 546,934

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

EFF.YR/AGE 1984 / 39

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $410,200