

Key: 362

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 376

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CURRENT OWNER						PARCEL ID						LOCATION						
FERNANDEZ JOSE M TRUSTEE & FERNANDEZ NEVINS ANDREA						58-55-0						142 BREAKWATER ROAD						
142 BREAKWATER ROAD BREWSTER, MA 02631						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)	
						FERNANDEZ JOSE M TRUSTEE						01/07/2020		V	1 32603-242			
						FERNANDEZ JOSE & ANDREA						10/16/1998		N	418,500 11767-298			
						FOX LAURENCE D & KATHRYN						05/08/1987		XX	5709-87			
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	60,000 4	1.00	A	1.00	A	1.00	767,200	1.00	A	1.00	BAV 3.50	1,061,720					
300	A	0.865 4	1.00	A	1.00	A	1.00	42,000	1.00	A	1.00	BAV 3.50	36,330					

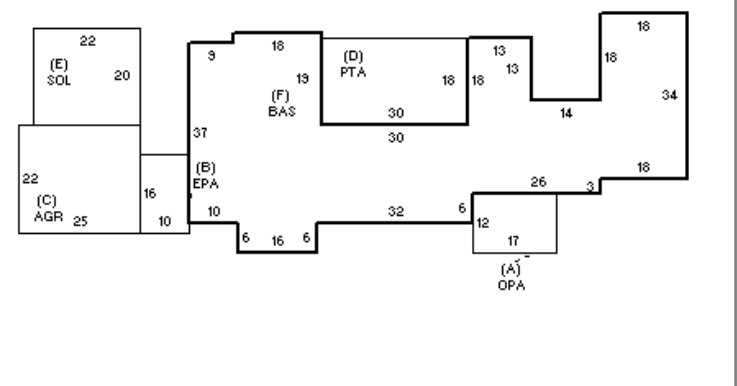
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
24-688	08/08/2024	7	ALTERATIONS	8,600			0 0
241	04/10/2020	7	ALTERATIONS	3,848	10/07/2020	NF	100 100
608	06/28/2019	7	ALTERATIONS	1,482	07/08/2020	NF	100 100
216	05/03/2011	7	ALTERATIONS	2,500	03/22/2012	MR	100 100
404	09/29/2009	7	ALTERATIONS	5,000	04/12/2010	JH	100 100

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TOTAL	2.242 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	N O T E				LAND	1,098,100	1,035,900
St Ind	AVERAGE					BUILDING	579,800	555,600
Infl	AVERAGE					DETACHED	3,500	3,500
						OTHER	0	0
						TOTAL	1,681,400	1,595,000

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	8X12	96	22.01	1,500
HTB	A	1.00	50 0.50		1	4,058.10	2,000



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BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	NF
MODEL	1		RESIDENTIAL	LIST	3/10/2009	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	10/21/2020	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1960	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	865,394
NET AREA	3,031	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	OPA	N	OPEN PORCH	204		53.90	10,996	CONDITION ELEM	CD
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	EPA	N	ENCLOSED PORCH	160		82.44	13,190	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	550		41.82	22,999	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	D	PTA	N	PATIO	540		12.86	6,942	KITCHEN	G
				FLOOR COVER	2	SOFTWOOD	1.00	E	SOL	N	SOLARIUM	440		125.16	55,069	BATHS	A
				INT FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	3,031	1960	239.15	724,876	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00	F11	O	FPL 1S 1OP	1		8,232.70	8,233			
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1		3,369.80	3,370			
								MST	O	MAS/METAL STACK	1		5,419.10	5,419			
																EFF.YR/AGE	1967 / 56
																COND	33 33 %
																FUNC	0
																ECON	0
																DEPR	33 % GD 67
																RCNLD	\$579,800