

Key: 394

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 412

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PAYNE JOAN W LIFE ESTATE P O BOX 289 BREWSTER, MA 02631				69-89-0				91 ROBINSON ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PAYNE JOAN W LIFE ESTATE				05/15/2020	DC	13575-81					
PAYNE RICHARD L & JOAN W				02/21/2001	A	1 13575-081					
PAYNE RICHARD L & JOAN W				11/18/1993	A	1 8895-260					

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	%
671	09/05/2017	7	ALTERATIONS	7,900	04/17/2018	NF	100	100
549	06/21/2016	77	SOLAR PANELS	5,100	02/14/2017	NF	100	100
NP		12	CYCLICAL NON		10/01/2007	JH	100	100
483	07/26/2007	7	ALTERATIONS	7,000	10/01/2007	JH	100	100

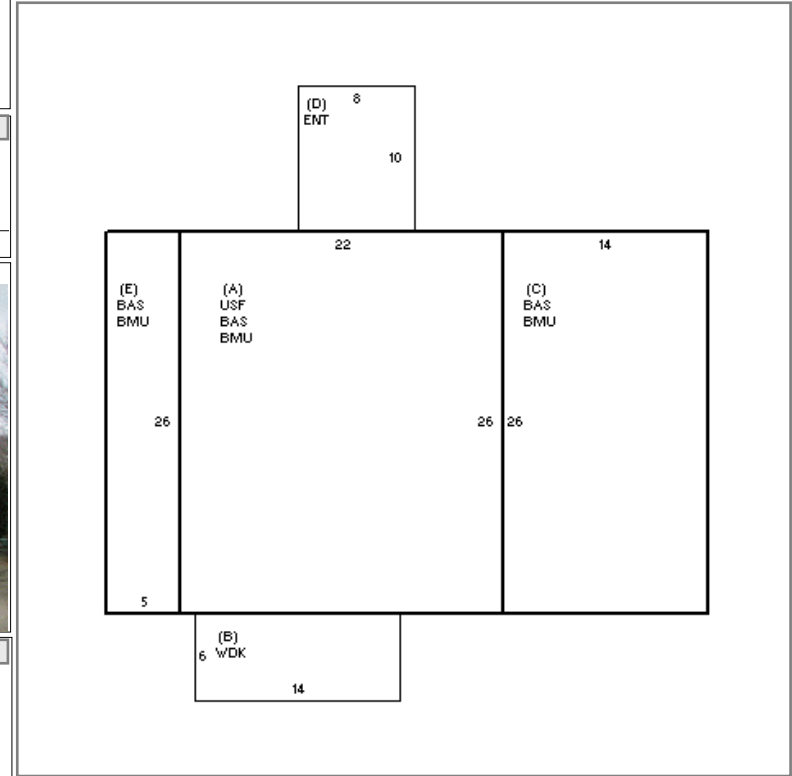
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,793	5	1.00	A	1,468,640	5.72	A	1.00	BVG	6.70	1,309,080

TOTAL	6,793 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	1,309,100	1,235,000			
St Ind	AVERAGE		BUILDING	282,400	266,700			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
			TOTAL	1,593,000	1,503,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X10		100	22.01	1,500



BLDG COMMENTS	8 SOLAR PANELS
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BUILDING	CD	ADJ	DESC	MEASURE	10/22/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/1/2007	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	12/31/2020	MR
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,638	DETAIL ADJ	1.000
\$NLA(RCN)	\$274	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	4		1.00
BATHROOMS	2		1.00
FIXTURES	6	\$7,371	
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	4	FLR & WALL	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,066		53.36	56,880
+	BAS	L	BASE AREA	1,066	1950	246.92	263,216
A	USF	L	UPPER STORY FIN	572	1977	175.51	100,391
B	WDK	N	WOOD DECK	84		37.05	3,112
D	ENT	N	ENCLOSED ENTRY	80		97.16	7,773
	F11	O	FPL 1S 1OP	1		7,217.00	7,217
	ODS	O	OUTDOOR SHOWER	1		2,282.20	2,282

TOTAL RCN	448,241
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1959 / 64
COND	37 37 %
FUNC	0
ECON	0
DEPR	37 % GD 63
RCNLD	\$282,400