

Key: 413

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 433

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GUNNING THOMAS M & SALLY L BOX 5 BREWSTER, MA 02631				69-21-0				62 NAUSET TRAIL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GUNNING THOMAS M & SALLY				11/21/1977	XX		(72497)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
733	09/22/2017	7	ALTERATIONS	3,000	04/18/2018	NF	100	100
193	04/12/2000	5	OTHER	2,600			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,395 5	1.00	A	1.00	A	1.00	1,139,840	1.83	A	1.00	BGD 5.20	1,218,050

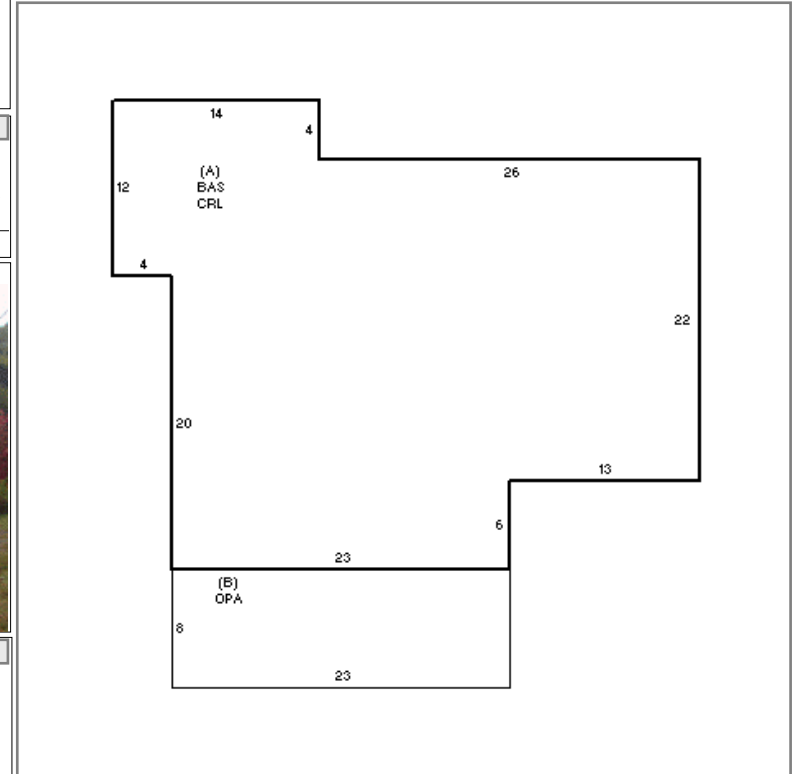
TOTAL	25,395 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	1,218,100	1,149,200			
St Ind	AVERAGE		BUILDING	150,400	142,000			
Infl	AVERAGE		DETACHED	1,000	1,000			
			OTHER	55,400	52,300			
			TOTAL	1,424,900	1,344,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30	0.70 8X8		64	22.01	1,000



BLDG COMMENTS	GENERATOR
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BUILDING	CD	ADJ	DESC	MEASURE	10/29/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/29/2020	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/4/2021	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,018	DETAIL ADJ	1.000
\$NLA(RCN)	\$246	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,101	
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	3	FOUN 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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	16	FHA+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	1,018		20.39	20,757
A	BAS	L	BASE AREA	1,018	1930	207.73	211,464
B	OPA	N	OPEN PORCH	184		39.75	7,314
	F11	O	FPL 1S 1OP	1		6,071.40	6,071
	ODS	O	OUTDOOR SHOWER	1		1,919.90	1,920

TOTAL RCN	250,627
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$150,400

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

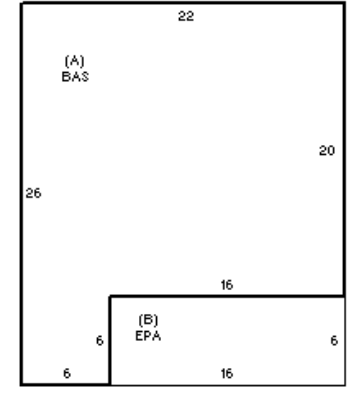
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETAILED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	55,400	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/29/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/25/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	1/4/2021	MR
QUALITY	M	0.55	MINIMAL [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	92,317		
NET AREA	476	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	476	1930	175.33	83,455	CONDITION ELEM	CD		
\$NLA(RCN)	\$194	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	B	EPA	N	ENCLOSED PORCH	96		53.97	5,181	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00		ODS	O	OUTDOOR SHOWER	1		1,407.90	1,408	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	A		
				INT FINISH	3	WD PANEL	1.00									HEAT/ELEC	A		
				HEATING/COOL	16	FHA+DCTLS AC	1.01												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1933 / 90
																		COND	40 40 %
																		FUNC	0
																		ECON	0
																		DEPR	40 % GD 60
																		RCNLD	\$55,400