

Key: 4566

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.777

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION															
JOHNSON CHARLES R & TRACY C 248 KING PHILIP ROAD BREWSTER, MA 02631				101-130-0				248 KING PHILIP ROAD															
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)																
JOHNSON CHARLES R & TRACY				10/07/2016	QS	441,500	29993-197																
RIBADENEYRA CAROL TRUSTE				05/13/1999	F	1	12265-211																
RIBADENEYRA CAROL				11/16/1998	A	100	11839-109																
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	22,000	13	1.00	A	1.00	A	1.00	219,200	2.05	A	1.00	R02	1.00									226,890

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	%
24-422	05/10/2024	7	ALTERATIONS	17,000				0 0
23-885	08/14/2023	2	ADD	106,000	05/17/2024	TCK	50	100
456	06/06/2017	7	ALTERATIONS	50,000	05/23/2018	NF	100	100
		12	CYCLICAL NON		03/28/2013	SF	100	100
140	03/05/2002	7	ALTERATIONS	2,500			100	100

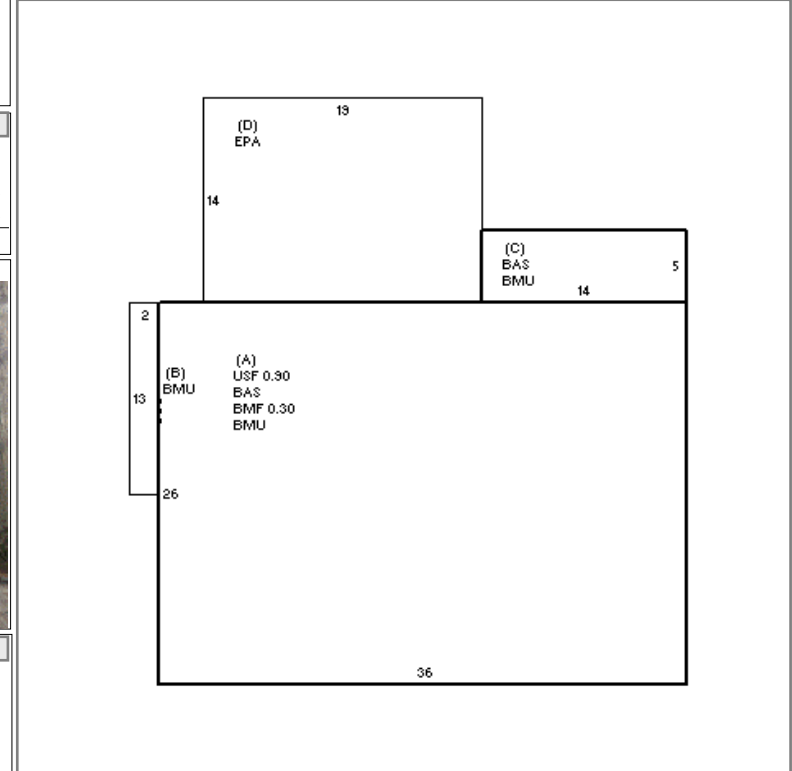
TOTAL	22,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	226,900	214,100
St Ind	AVERAGE		BUILDING	420,700	398,400			
Infl	AVERAGE		DETACHED	800	800			
			OTHER	0	0			
						<b>TOTAL</b>	<b>648,400</b>	<b>613,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70 8X6		48	22.94	800	06/05/2024



BUILDING	CD	ADJ	DESC	MEASURE	12/9/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/9/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/5/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF=FAM RM INFO @ DOOR (12/9/20)



YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	553,549		
NET AREA	1,848	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,032		59.85	61,766	CONDITION ELEM	CD		
\$NLA(RCN)	\$300	OVERALL	1.060	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH	281		42.75	12,014	EXTERIOR	V		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,006	1980	276.97	278,630	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	842	1980	192.89	162,413	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	D	EPA	N	ENCLOSED PORCH	266		76.80	20,428	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		4,713.80	4,714	HEAT/ELEC	A		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		ODS	O	OUTDOOR SHOWER	1		2,559.90	2,560				
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1987 / 36
																		COND	23 23 %
																		FUNC	1 UC
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$420,700