Key: 4581

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,792

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOREA CHRISTINE 212 KING PHILIP ROAD BREWSTER, MA 02631	101-134-0	212 KING PHILIP ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOREA CHRISTINE	12/30/1994	A	100	9504-036

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

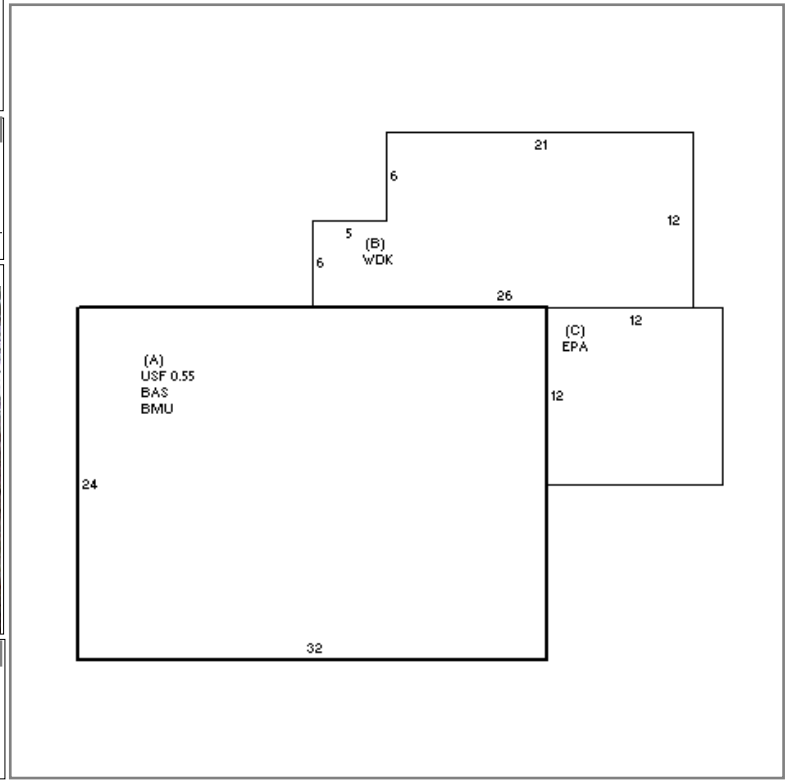
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
91	02/03/2022	7	ALTERATIONS	10,000	03/09/2023	TCK	100	100
448	05/18/2021	77	SOLAR PANELS	17,900	04/19/2022	TCK	100	100
		14	CYCLICAL GRO		12/09/2020	TCK	100	100
714	09/09/2014	1	NEW CONSTRUC	18,000	06/04/2015	MW	100	100
		12	CYCLICAL NON		03/29/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,150	13 1.00	A 1.00	A 1.00	219,200	2.20	A 1.00	R02 1.00			223,120

TOTAL	20,150 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	223,100	210,500
BUILDING	293,700	277,400
DETACHED	700	700
OTHER	0	0
TOTAL	**517,500**	**488,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X8		64	22.01	700

PHOTO 12/09/2020

BLDG COMMENTS

22 SOLAR PANELS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/9/2020	TCK
LIST	12/9/2020	EST
REVIEW	3/31/2023	EMZ

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,190	DETAIL ADJ	1.000
$NLA(RCN)	$316	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1.55	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,566
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	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		60.43	46,414
A	BAS	L	BASE AREA	768	1985	282.14	216,686
A	USF	L	UPPER STORY FIN	422	1985	180.15	76,025
B	WDK	N	WOOD DECK	282		38.02	10,722
C	EPA	N	ENCLOSED PORCH	144		78.08	11,244
	GFP	O	GAS FIREPLACE	1		3,032.20	3,032
	MST	O	MAS/METAL STACK	1		4,876.20	4,876

TOTAL RCN	376,566

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

EFF.YR/AGE	1989 / 34		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$293,700