

Key: 4585

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.796

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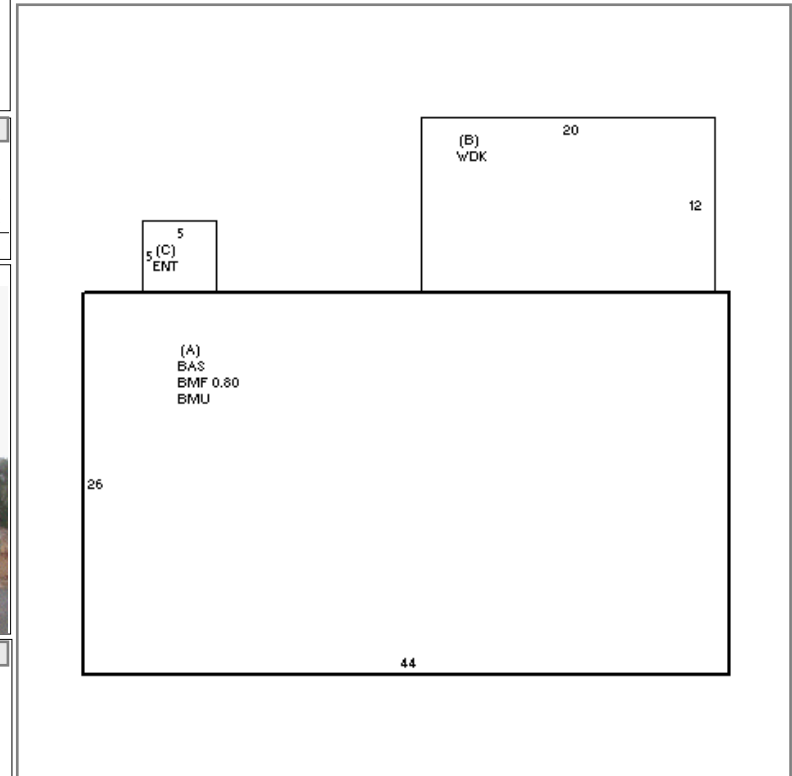
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CURRENT OWNER				PARCEL ID				LOCATION				
WHITCHURCH BRITT MARIE 170 KING PHILIP ROAD BREWSTER, MA 02631				101-138-0				170 KING PHILIP ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WHITCHURCH BRITT MARIE				12/09/2022	QS	490,000	35531-241					
KOSNACK ERMINA F				10/22/2002	A	1	15781-117					
KOSNACK ERMINA F				04/06/1984	XX	66,500	4060-175					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,930	13	1.00	A	208,240	2.14	5	0.95	R02	1.00	213,660

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	%
	12/09/2022	16	MLS REVIEW	490,000	07/13/2023	JMG	100	100
		12	CYCLICAL NON		03/29/2013	SF	100	100

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TOTAL	20,930 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	ESMT	LAND		213,700	201,600	
St Ind	AVERAGE			BUILDING		290,500	278,100	
Infl	AVERAGE			DETACHED		0	0	
				OTHER		0	0	
				TOTAL		504,200	479,700	



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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=FAMILY ROOM/BEDROOM/FULL BATH INFO @ DOOR (12/9/20)

BUILDING	CD	ADJ	DESC	MEASURE	12/9/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/15/2013	SF
STYLE	1	1.00	RANCH [100%]	REVIEW	2/11/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
\$NLA(RCN)	\$348	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,410	
GARAGE SPACES	0	1.00	
% BSMT FIN	80	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	1	HARDWOOD	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	1,144		53.64	61,364
A	BMF	N	BSMT FINISH	915		33.82	30,945
A	BAS	L	BASE AREA	1,144	1980	241.20	275,933
B	WDK	N	WOOD DECK	240		37.24	8,938
C	ENT	N	ENCLOSED ENTRY	25		152.88	3,822
	F11	O	FPL 1S 1OP	1		7,255.20	7,255
	ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN	397,962
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1980 / 43
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$290,500