

Key: 4601

Town of BREWSTER - Fiscal Year 2025

9/17/2024

2:15 pm

SEQ #: 4.812

LEGAL

CURRENT OWNER						PARCEL ID						LOCATION								
KWAN PETER PAK YUN & KUEN CHO YEE 19 RUANE ROAD WEST NEWTON, MA 02465						101-108-0						95 KING PHILIP ROAD								
						TRANSFER HISTORY						DOS	T	SALE PRICE		BK-PG (Cert)				
						KWAN PETER PAK YUN &						11/20/1985	XX			4808-216				
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	16,000	13	1.00	A	1.00	A	1.00	219,200	2.66	A	1.00	R02	1.00		214,530				

LAND

TOTAL	16,000 SF						ZONING	RM	FRNT	0						ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13						NOTE							LAND	214,500	202,400		
St Ind	AVERAGE							BUILDING	288,500	276,300								
Infl	AVERAGE							DETACHED	900	900								
						OTHER		0	0									
												TOTAL	503,900	479,600				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 6X8	1999	48	22.94	900

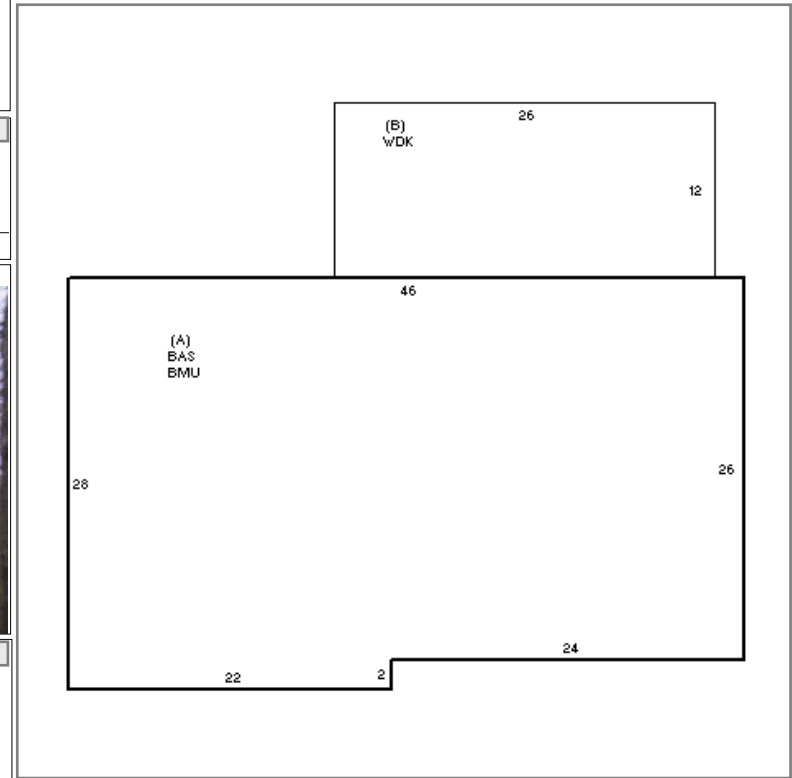
BUILDING	CD	ADJ	DESC	MEASURE	12/8/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/8/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	2/11/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS

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 %
639	12/09/2010	12	CYCLICAL NON ALTERATIONS	7,000	01/04/2011	JH	100 100
		7	ALTERATIONS		03/06/2012	MR	100 100
467	08/06/2002	12	CYCLICAL NON ALTERATIONS	4,000	12/23/2004	TG	100 100
		7	ALTERATIONS				100 100

DETACHED



BUILDING

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,240	DETAIL ADJ	1.000
\$NLA(RCN)	\$323	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,800	
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,240		54.34	67,380
A	BAS	L	BASE AREA	1,240	1978	246.50	305,660
B	WDK	N	WOOD DECK	312		39.20	12,230
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	400,707	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1978 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD	\$288,500	