Key: 4602

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,813

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLEMAN JAMES & COLEMAN MARGUERITE KELLY 17 KING PHILIP ROAD BREWSTER, MA 02631	101-101-0	17 KING PHILIP ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLEMAN JAMES &	04/15/2011	QS	293,500	25385-228
HILL JOHN M TRUSTEE	12/09/2010	F		25073-243
HILL JOHN M & KERN SUSAN	12/09/2010	F	1	25073-230

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	%
23-1188	11/16/2023	7	ALTERATIONS	3,552	05/17/2024	TCK	100	100
SR22-11	07/07/2022	3	OUT BUILDING	5,100	05/07/2023	NMP	100	100
576	09/08/2020	7	ALTERATIONS	2,800	12/08/2020	TCK	100	100
418	07/10/2020	7	ALTERATIONS	15,000	12/08/2020	TCK	100	100
272	05/01/2020	7	ALTERATIONS	18,157	12/08/2020	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	13 1.00	A 1.00	A 1.00	219,200	2.60	A 1.00	R02 1.00			215,670

TOTAL	16,500 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

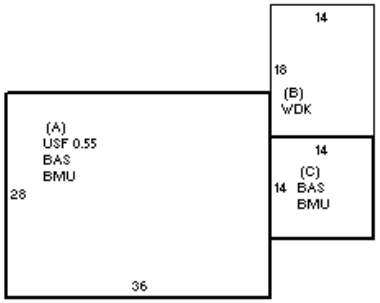
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	215,700	203,500
BUILDING	376,100	359,800
DETACHED	2,800	2,800
OTHER	0	0
TOTAL	**594,600**	**566,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	6X10		60	22.01	700
SHF	A 1.00	01 1.00	8X12	2022	96	22.01	2,100

PHOTO 06/05/2024



BLDG COMMENTS

INFO @ DOOR (12/8/20)

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	12/8/2020	TCK
LIST	12/8/2020	EST
REVIEW	6/5/2024	EMZ

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,758	DETAIL ADJ	1.000
$NLA(RCN)	$282	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,204		55.43	66,733
+	BAS	L	BASE AREA	1,204	1974	251.43	302,722
A	USF	L	UPPER STORY FIN	554	1974	189.44	104,949
B	WDK	N	WOOD DECK	252		39.98	10,076
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN 494,898

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

EFF.YR/AGE 1985 / 38

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $376,100