

Key: 4667

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.879

LEG
AL
LAND

CURRENT OWNER		PARCEL ID	LOCATION			
PELS JOHN T & ANN A CO-TRUSTEES 140 OLD VALLEY ROAD BREWSTER, MA 02631		101-14-0	140 OLD VALLEY ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
PELS JOHN T & ANN A CO-T		11/13/2014	F	1 (204965)		
PELS JOHN T & ANN A		02/18/1983	XX	12,600 (91016)		

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	%
932	12/29/2022	7	ALTERATIONS	9,800	03/08/2023	TCK	100	100
55	01/25/2022	7	ALTERATIONS	5,800	03/08/2023	TCK	100	100
		14	CYCLICAL GRO		11/30/2020	TCK	100	100
502	08/07/2020	7	ALTERATIONS	7,000	11/30/2020	TCK	100	100
538	06/06/2019	3	OUT BUILDING	5,600	07/09/2020	TCK	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,160	13	1.00	13J	1.00	A	1.00	252,080	2.04	A	1.00	R06	1.15			261,340

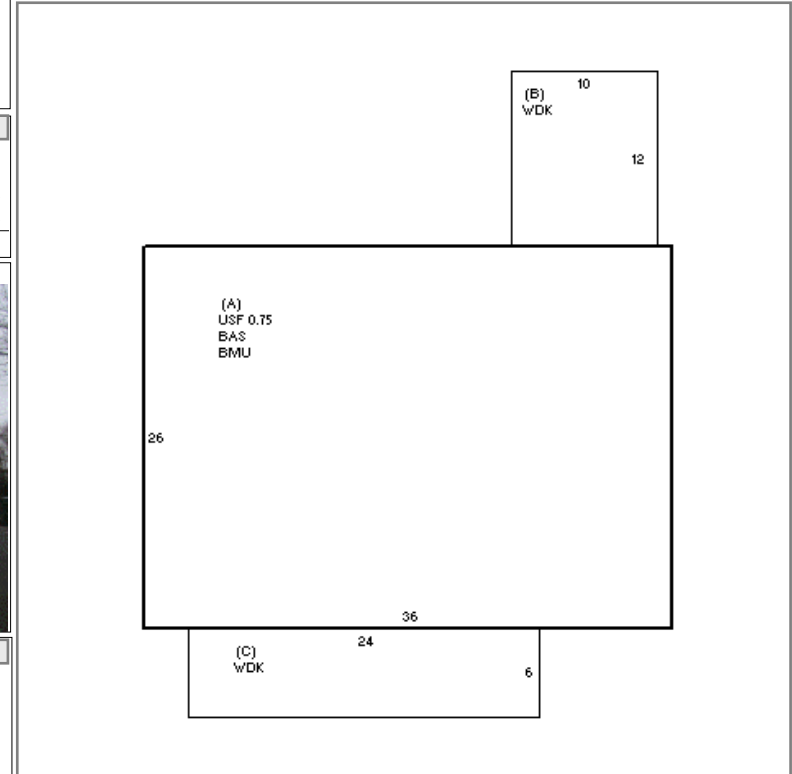
TOTAL	22,160 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	261,300	246,600
St Ind	BLUEBERRY POND		BUILDING	404,700	386,900			
Infl	AVERAGE		DETACHED	2,600	2,500			
			OTHER	0	0			
						TOTAL	668,600	636,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	01 1.00	10X12	2019	120	21.39	2,600



BLDG COMMENTS
INFO @ DOOR (11/30/20)

BUILDING	CD	ADJ	DESC	MEASURE	11/30/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/30/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/31/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,638	DETAIL ADJ	1.000
\$NLA(RCN)	\$298	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		8	\$10,920
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	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		61.95	57,985
A	BAS	L	BASE AREA	936	1984	279.53	261,641
A	USF	L	UPPER STORY FIN	702	1984	193.04	135,514
+	WDK	N	WOOD DECK	264		41.16	10,867
	F21	O	FPL 2S 10P	1		10,658.60	10,659

TOTAL RCN	487,586
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1999 / 24
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$404,700