Key: 4712

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,924

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HIGGINS STEPHEN & LAURIE 105 KING PHILIP ROAD BREWSTER, MA 02631	101-109-0	105 KING PHILIP ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HIGGINS STEPHEN & LAURIE	12/05/1996	A	100	10513-044

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

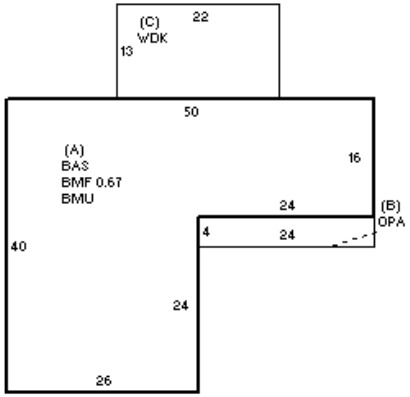
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1028	12/03/2015	7	ALTERATIONS	3,000	03/24/2017	NF	100	100
122	03/04/2015	7	ALTERATIONS	1,375	04/18/2016	WFF	100	100
		12	CYCLICAL NON		04/02/2013	SF	100	100
340	06/21/1999	3	OUT BUILDING	924			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,300	13 1.00	A 1.00	A 1.00	219,200	2.49	A 1.00	R02 1.00			217,180

TOTAL	17,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	217,200	204,900
BUILDING	339,000	320,200
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**557,300**	**526,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X8	99	64	22.01	1,100

PHOTO 12/09/2020

BLDG COMMENTS

BMF=FAM RM/2 BEDRM/BATH
INFO @ DOOR (12/9/20)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [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	2/11/2021	MR

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,424	DETAIL ADJ	1.000
$NLA(RCN)	$340	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
GARAGE SPACES	0	1.00
% BSMT FIN	67	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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,424		52.63	74,942
A	BMF	N	BSMT FINISH	954		35.60	33,962
A	BAS	L	BASE AREA	1,424	1973	241.57	343,996
B	OPA	N	OPEN PORCH	96		50.00	4,800
C	WDK	N	WOOD DECK	286		39.20	11,211
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	484,348

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

EFF.YR/AGE	1973 / 50	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$339,000