

Key: 4715

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.927

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
CHRISTOPHER RAYMOND H & CHRISTOPHER DONA DRAGAN 96 GLENBURN ROAD ARLINGTON, MA 02476				101-104-0				51 KING PHILIP ROAD				1010	100	SINGLE FAMILY				1	1 of 1	
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st
				CHRISTOPHER RAYMOND H & DURANTE ARMAND A & LOIS J	12/17/2004 09/05/1986	QS XX	357,500 1 5285-344	19355-030 1 5285-344		SR24-5	03/28/2024	3	OUT BUILDING	5,500				0	0	
										184	03/31/2008	12	CYCLICAL NON	12,000	04/02/2013	SF	100	100		
										534	05/21/2005	7	ALTERATIONS	4,100	03/19/2009	JH	100	100		

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	20,100	13	1.00	A	1.00	A	1.00	219,200	2.20	A	1.00	R02	1.00				223,000

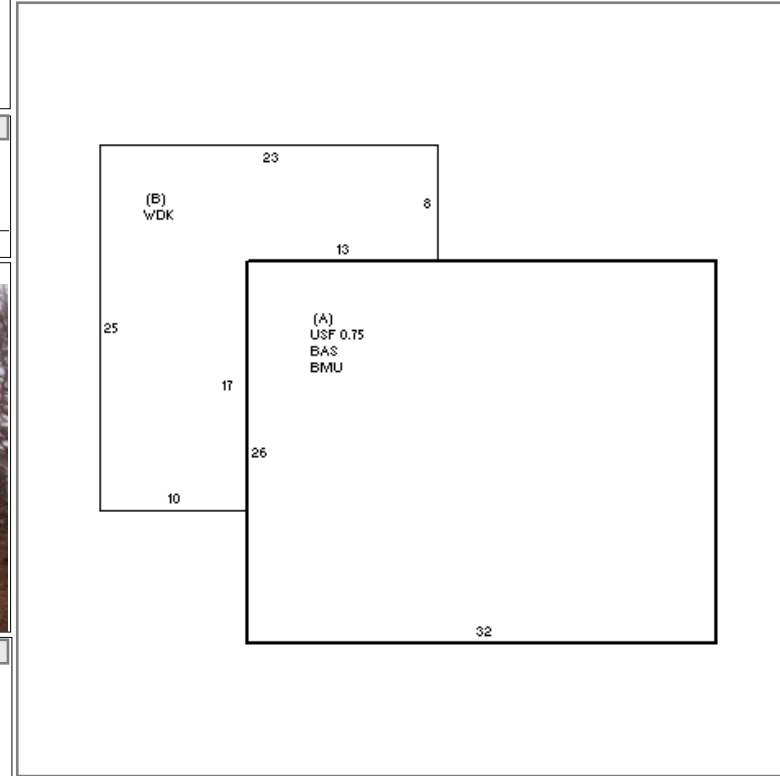
TOTAL	20,100 SF	ZONING		RM		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	223,000	210,400					
St Ind	AVERAGE		BUILDING	321,600	307,900					
Infl	AVERAGE		DETACHED	0	0					
			OTHER	0	0					
			TOTAL	544,600	518,300					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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	%
SR24-5	03/28/2024	3	OUT BUILDING	5,500				0
		12	CYCLICAL NON		04/02/2013	SF	100	100
184	03/31/2008	7	ALTERATIONS	12,000	03/19/2009	JH	100	100
534	05/21/2005	7	ALTERATIONS	4,100	03/19/2009	JH	100	100



BUILDING	CD	ADJ	DESC	MEASURE	12/8/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/8/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/11/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		60.77	50,561
\$NLA(RCN)	\$303	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	832	1976	284.36	236,590
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	1976	189.36	118,163
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	354		40.38	14,293
				FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 1OP	1		10,455.50	10,456	
				INT FINISH	2	DRYWALL	1.00	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488	
				HEATING/COOL	15	HTWT+DCTLS AC	1.01								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	440,584
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1979 / 44
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$321,600