Key: 4717

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,929

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MATSON ROBERT E & MATSON JOAN BUCKLEY 69 KING PHILIP ROAD BREWSTER, MA 02631	101-106-0	69 KING PHILIP ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MATSON ROBERT E &	03/15/1993	QS	134,000	8481-279

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

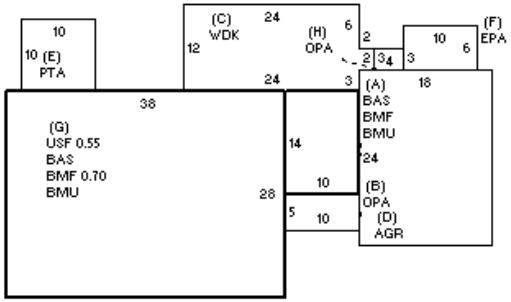
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		12/08/2020	TCK	100	100
		12	CYCLICAL NON		04/03/2013	SF	100	100
737	12/03/2004	3	OUT BUILDING	500	03/19/2009	JH	100	100
511	10/07/1996	2	ADD	21,500	03/11/1997	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,400	13 1.00	A 1.00	A 1.00	219,200	2.10	A 1.00	R02 1.00			225,940

TOTAL	21,400 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	225,900	213,200
BUILDING	507,600	486,300
DETACHED	8,000	7,900
OTHER	0	0
TOTAL	**741,500**	**707,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12 X 10	2007	120	21.39	2,300
GZB	G 1.20	10 0.90	12X12		144	43.80	5,700

PHOTO 12/08/2020

BLDG COMMENTS

BMF=FAM RM/2 BEDRM/BATH
2 GFP INSERTS
INFO @ DOOR (12/8/20)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/8/2020	TCK
LIST	4/3/2013	SF
REVIEW	2/11/2021	MR

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,789	DETAIL ADJ	1.000
$NLA(RCN)	$405	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1.55	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$14,906
GARAGE SPACES	0	1.00
% BSMT FIN	70	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	2	CLAPBOARD	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	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,204		69.23	83,350
+	BMF	N	BSMT FINISH	885		45.35	40,139
+	BAS	L	BASE AREA	1,204	1974	314.04	378,105
+	OPA	N	OPEN PORCH	62		63.70	3,949
C	WDK	N	WOOD DECK	294		49.94	14,683
D	AGR	N	ATT GARAGE	432		51.61	22,298
E	PTA	N	PATIO	100		23.30	2,330
F	EPA	N	ENCLOSED PORCH	60		133.32	7,999
G	USF	L	UPPER STORY FIN	585	1974	236.61	138,419
	F22	O	FPL 2S 2OP	1		15,889.30	15,889
	ODS	O	OUTDOOR SHOWER	1		3,076.70	3,077

TOTAL RCN 725,144

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

EFF.YR/AGE	1974 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$507,600