Key: 4718

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,930

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COSTA SHELDYN N 1 BAY VIEW DRIVE BREWSTER, MA 02631	101-107-0	85 KING PHILIP ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COSTA SHELDYN N	11/15/2000	H		N/A-N/A
JOHNSON ESTHER L	10/19/1993	ML		8838-287
JOHNSON SHELDON I & ESTHE	04/13/1978	XX		2688-45

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

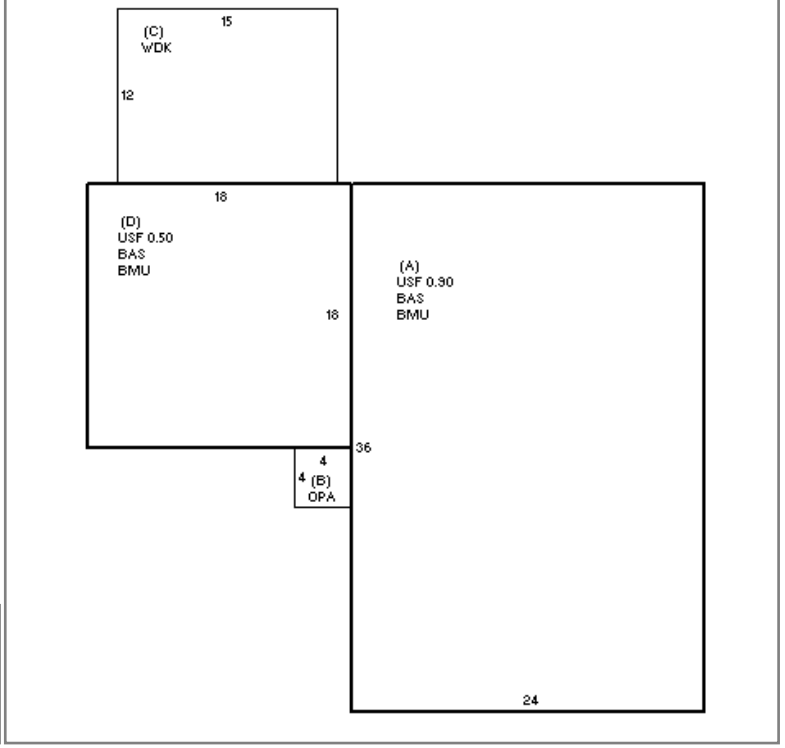
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		04/02/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,000	13 1.00	A 1.00	A 1.00	219,200	2.53	A 1.00	R02 1.00			216,810

TOTAL	17,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	216,800	204,500
BUILDING	430,900	412,500
DETACHED	0	0
OTHER	0	0
TOTAL	**647,700**	**617,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/08/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	4/2/2013	SF
LIST	4/2/2013	EST
REVIEW	4/5/2013	SEJ

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	2,128	DETAIL ADJ	1.000
$NLA(RCN)	$281	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	1	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	4	VINYL	1.00
ROOF SHAPE	3	GAMBREL	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
+	BMU	N	BSMT UNFINISHED	1,188		59.29	70,432
+	BAS	L	BASE AREA	1,188	1974	266.59	316,708
+	USF	L	UPPER STORY FIN	940	1974	191.07	179,607
B	OPA	N	OPEN PORCH	16		52.50	840
C	WDK	N	WOOD DECK	180		41.16	7,409
	BMG	O	BSMT GARAGE	1		4,669.40	4,669
	F21	O	FPL 2S 1OP	1		10,658.60	10,659

TOTAL RCN	598,514

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

EFF.YR/AGE	1977 / 46		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	$430,900		