Key: 473

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 493

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FAY JAMES M & EMILY K 271 PINE NOOK ROAD DEERFIELD, MA 01342	69-123-0	245 POINT OF ROCKS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FAY JAMES M & EMILY K	09/01/2020	QS	600,000	33221-201
FRASER RICHARD S & LINDA	10/11/2001	A		14320-306
FRASER LINDA	02/15/1996	A	100	10059-195

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	%
	09/01/2020	15	SALE REVIEW	600,000	03/08/2021	JMG	100	100
457	08/18/2005	7	ALTERATIONS	5,000	09/14/2007	RJM	100	100
210	05/02/2005	3	OUT BUILDING	1,663	09/14/2007	RJM	100	100

LAND

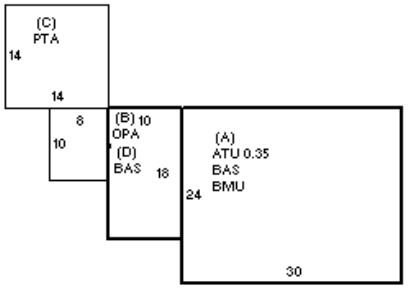
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	5 1.00	A 1.00	A 1.00	767,200	4.02	A 1.00	R12 3.50			707,490

TOTAL	10,000 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 5
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	707,500	534,000
BUILDING	195,000	184,100
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**903,700**	**719,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	15 0.85	8X8	2005	64	22.01	1,200

PHOTO 10/23/2020

BLDG COMMENTS

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	10/23/2020	NF
LIST	10/23/2020	EST
REVIEW	12/31/2020	MR

YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	900	DETAIL ADJ	1.000
$NLA(RCN)	$350	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1.35	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,744
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	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		59.81	43,065
A	ATU	N	ATTIC UNF	252		51.26	12,919
B	OPA	N	OPEN PORCH	80		48.00	3,840
C	PTA	N	PATIO	196		14.50	2,843
+	BAS	L	BASE AREA	900	1948	265.04	238,533
	F11	O	FPL 1S 1OP	1		7,331.50	7,332
	ODS	O	OUTDOOR SHOWER	1		2,318.40	2,318

TOTAL RCN	314,593

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

EFF.YR/AGE	1957 / 66	
COND	38	38 %
FUNC	0	
ECON	0	
DEPR	38	% GD 62
RCNLD		$195,000