

Key: 475

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 495

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MASTEY ANDREW TM & MARIA 253 POINT OF ROCKS ROAD BREWSTER, MA 02631				69-124-0				253 POINT OF ROCKS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MASTEY ANDREW TM & MARIA				11/30/2021	QS	750,000	34702-129				
WHITTY PHYLLIS E				10/18/2006	F	1 21443-151					
JOHNSON TOINI A				12/21/2005	DC	20593-155					

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	%
247	03/25/2022	7	ALTERATIONS	1,405	02/23/2023	TCK	100	100
	11/30/2021	16	MLS REVIEW	750,000	06/12/2022	JMG	100	100
251	03/31/2017	7	ALTERATIONS	14,000	04/17/2018	NF	100	100
776	12/28/2004	7	ALTERATIONS	6,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,303	5	1.00	A	1.00	A	1.00	767,200	4.76	A	1.00	R12	3.50			695,440

TOTAL	8,303 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	695,400	524,900
St Ind	AVERAGE		BUILDING	388,600	366,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,084,000	891,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/23/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/27/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,858	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	952		60.18	57,291
\$NLA(RCN)	\$275	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	714	1985	187.52	133,892
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,144	1985	258.97	296,265
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	208		14.59	3,036
				FLOOR COVER	1	HARDWOOD	1.00	F21	O	FPL 2S 1OP	1		10,354.00	10,354	
				INT FINISH	2	DRYWALL	1.00	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463	
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	511,258
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$388,600

(C) 16  
PTA  
13

(B) 16  
BAS  
12

(A)  
USF 0.75  
BAS  
BMU  
28

34