

Key: 4792

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.007

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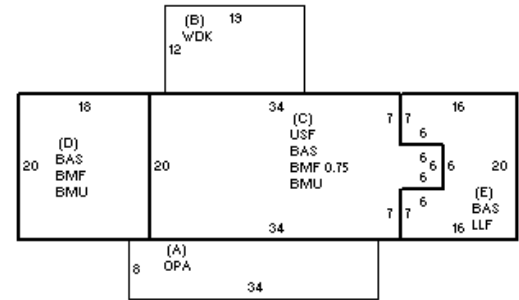
CURRENT OWNER				PARCEL ID				LOCATION				
KEROUAC MICHAEL & ANN 104 OWL POND ROAD BREWSTER, MA 02631				125-54-0				104 OWL POND ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KEROUAC MICHAEL & ANN				11/04/2022	QS	1,025,000	(231471)					
FOWLER JAMES E & IRENE A				07/13/2009	F	1	(189010)					
FOWLER JAMES E & IRENE A				05/31/2002	QS	435,000	(165451)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,592 9	1.00 9-B	1.00 A	1.00	241,120	1.63	A	1.00 R06	1.10		267,240

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	%
	11/04/2022	15	SALE REVIEW	1,025,000	07/13/2023	JMG	100	100
536	07/05/2022	7	ALTERATIONS	61,673	03/13/2023	TCK	100	100
464	05/23/2016	7	ALTERATIONS	1,900	02/21/2017	NF	100	100
860	10/01/2013	2	ADD	40,000	08/07/2014	RJM	100	100
395	05/09/2013	7	ALTERATIONS	96,000	08/07/2014	RJM	100	100

TOTAL	29,592 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	267,200	252,100
St Ind	OWL POND		BUILDING	703,000	664,200			
Infl	AVERAGE		DETACHED	42,000	41,600			
			OTHER	0	0			
						TOTAL	1,012,200	957,900

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G	1.20 20 0.80	30X30	2007	900	53.88	38,800
HTB	A	1.00 20 0.80			1	4,058.10	3,200



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BUILDING	CD	ADJ	DESC	MEASURE	5/31/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/31/2019	NF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	7/13/2023	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
PULL DOWN STAIRS TO ATTIC
BMF=2 FAM RM, FULL BTHS

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	817,392			
NET AREA	2,360	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	OPA	N	OPEN PORCH	272		63.70	17,326	CONDITION ELEM	CD			
\$NLA(RCN)	\$346	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	228		49.94	11,387	EXTERIOR	G			
				ROOF SHAPE	2	HIP	1.00	+	BMU	N	BSMT UNFINISHED	1,076		71.93	77,401	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BMF	N	BSMT FINISH	897		45.35	40,683	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,360	1989	314.04	427,096	BATHS	G			
				INT FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	716	1989	234.22	167,703	HEAT/ELEC	A			
				HEATING/COOL	9	WARM/CL AIR	1.03	E	LLF	L	LOWER LEVEL FIN	284	1989	180.24	51,189					
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		3,076.70	3,077					
																		EFF.YR/AGE	2005 / 18	
																		COND	14 14 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	14 % GD 86	
																		RCNLD	\$703,000	