Key: 4857

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,073

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BACKHOUSE LAURA & RUSSEL **105 BIRCH LANE** **BREWSTER, MA 02631**	**126-72-0**	**105 BIRCH LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BACKHOUSE LAURA & RUSSEL	07/08/2021	F	100	()
BROWN LAURA J	11/26/2014	QS	330,000	28535-134
TAVERNIER GLORIA	01/14/1972	XX	8,000	1588-116

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

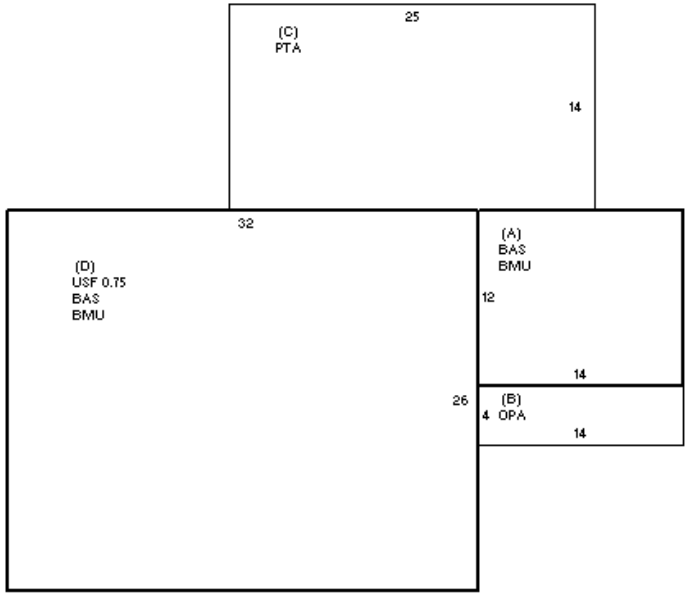
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17	01/06/2021	7	ALTERATIONS	12,000	05/13/2022	TCK	100	100
469	07/30/2020	7	ALTERATIONS	23,615	12/09/2020	NF	100	100
		14	CYCLICAL GRO		05/24/2019	NF	100	100
276	04/07/2016	77	SOLAR PANELS	9,000	02/17/2017	NF	100	100
970	11/16/2015	7	ALTERATIONS	800	04/15/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,550	9 1.00	9-A 1.00	A 1.00	241,120	2.59	A 1.00	R06 1.10			237,350

TOTAL	16,550 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	ROBINWOOD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	237,400	223,900
BUILDING	354,600	339,600
DETACHED	0	0
OTHER	0	0
TOTAL	**592,000**	**563,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/24/2019

BLDG COMMENTS

14 SOLAR PANELS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/24/2019	NF
LIST	5/24/2019	EST
REVIEW	5/26/2022	MR

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,624	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,408
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	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	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	1,000		63.60	63,602
+	BAS	L	BASE AREA	1,000	1974	286.99	286,985
B	OPA	N	OPEN PORCH	56		53.90	3,018
C	PTA	N	PATIO	350		14.57	5,099
D	USF	L	UPPER STORY FIN	624	1974	198.19	123,669
	BMG	O	BSMT GARAGE	1		4,793.90	4,794
	F21	O	FPL 2S 1OP	1		10,942.80	10,943

TOTAL RCN	506,519

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			$354,600