

Key: 4858

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.074

LEGALS AND

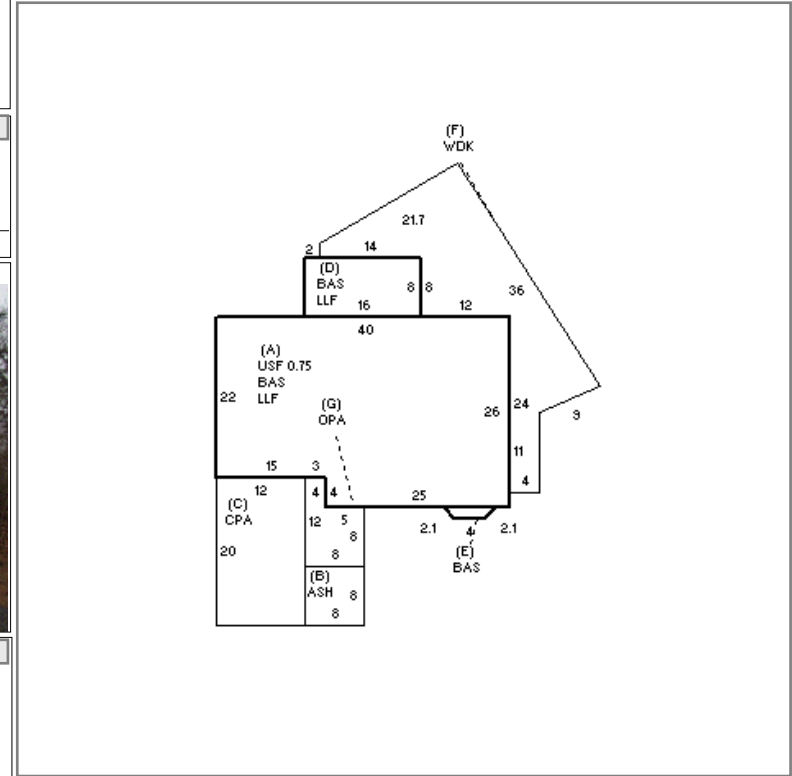
CURRENT OWNER				PARCEL ID				LOCATION				
KRAMER KAITLYNE & TIMOTHY P 103 BIRCH LANE BREWSTER, MA 02631				126-71-0				103 BIRCH LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KRAMER KAITLYNE & TIMOTHY				11/23/2021	QS	665,000	34690-276					
PISCH STEVEN C & CELINE J				09/30/2009	N	301,000	24065-215					
FLYNN ROBERT E				12/03/1999	QS	227,000	12704-322					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,070	9	1.00	9-A	1.00	A	1.00				259,380

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	%
61	01/19/2022	7	ALTERATIONS	2,500	03/13/2023	TCK	100	100
75	11/23/2021	16	MLS REVIEW	665,000	06/12/2022	JMG	100	100
406	10/10/2013	7	ALTERATIONS	14,200	08/07/2014	RJM	100	100
	09/29/2009	2	ADD	5,000	04/27/2010	JH	100	100

DETACHED

TOTAL	26,070 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	259,400	244,700
St Ind	ROBINWOOD		BUILDING	554,300	530,500			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
						TOTAL	815,200	776,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X8		96	22.01	1,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/24/2019	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	6/10/2022	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1980	SIZE ADJ	0.990
NET AREA	2,959	DETAIL ADJ	1.000
\$NLA(RCN)	\$250	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	5	1.00	
BATHROOMS	3	1.00	
FIXTURES	9	\$14,450	
GARAGE SPACES	0	1.00	
% BSMT FIN	100	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,108	1980	149.92	166,108
EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	735	1980	224.78	165,214
ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	64		34.20	2,189
ROOF COVER	1	ASPH/CMP SH	1.00	C	CPA	N	CAR PORT	240		19.83	4,759
FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,116	1980	310.42	346,434
INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	478		47.93	22,910
HEATING/COOL	2	HOT WATER	1.00	G	OPA	N	OPEN PORCH	76		61.13	4,646
FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		12,411.10	12,411

TOTAL RCN	739,120
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$554,300