

Key: 4859

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.075

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WILSON BRETT A & CATHRINE 85 BIRCH LANE BREWSTER, MA 02631				126-70-0				85 BIRCH LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILSON BRETT A & CATHRINE				03/16/2021	A	290,000	33902-176				
WILSON BRETT A &				09/14/2015	QS	360,000	29133-117				
UBALDINO JEANNETE C & COS				07/27/2004	F	18866-038	1				

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	%
872	10/31/2017	5	OTHER	3,400	05/08/2018	NF	100	100

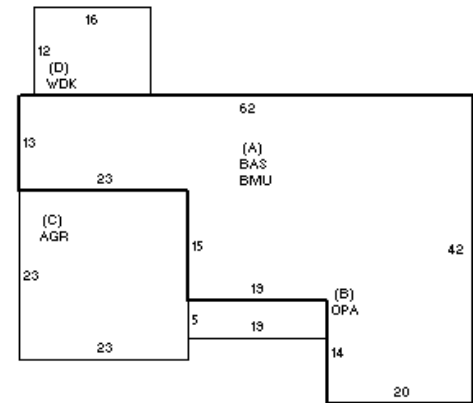
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,720 9	1.00 9-A	1.00 A	1.00	241,120	1.82	A	1.00	R06	1.10	258,490

TOTAL	25,720 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	258,500	243,900
St Ind	ROBINWOOD		BUILDING	422,200	398,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	680,700	642,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/24/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	1/6/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC

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YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	555,592		
NET AREA	1,671	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,671		53.71	89,751				
\$NLA(RCN)	\$332	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,671	1985	248.47	415,196				
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	95		52.50	4,988				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	529		40.73	21,546				
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	192		41.16	7,902				
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,018.90	8,019				
				HEATING/COOL	11	HTWT/CL AIR	1.05												
				FUEL SOURCE	1	OIL	1.00												
																		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	\$422,200