

Key: 4861

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.077

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CURRENT OWNER				PARCEL ID				LOCATION			
WELCH STEPHEN R & ROBIN A 61 BIRCH LANE BREWSTER, MA 02631				126-68-0				61 BIRCH LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELCH STEPHEN R & ROBIN A				06/08/1999	QS	170,000	12325-056				
BLOOMQUIST ARTHUR G				12/19/1985	XX		4849-210				

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	%
574	07/30/2015	7	ALTERATIONS	1,600	04/15/2016	WFF	100	100
774	12/02/2004	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	30,970	9	1.00	9-A	1.00	A	1.00	192,896	1.58	20	0.80	R06	1.10		216,390

TOTAL	30,970 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE T=HOUSE SITS BELOW GRADE/SHAPE	LAND	216,400	204,100			
St Ind	ROBINWOOD		BUILDING	419,500	401,500			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
			TOTAL	637,700	607,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X12		120	21.39	1,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/22/2007	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	1/6/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	2,018	DETAIL ADJ	1.000
\$NLA(RCN)	\$274	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	11	\$13,585	
GARAGE SPACES	0	1.00	
% BSMT FIN	75	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	963		56.05	53,976
A	BMF	N	BSMT FINISH	722		35.71	25,786
A	USF	L	UPPER STORY FIN	963	1986	172.87	166,477
B	WDK	N	WOOD DECK	553		37.24	20,594
+	BAS	L	BASE AREA	1,055	1986	248.23	261,878
	F21	O	FPL 2S 1OP	1		9,643.50	9,644

TOTAL RCN	551,940
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1986 / 37
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$419,500

