Key: 5098

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,323

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KLINEFELTER PATRICIA M HEIRS OF C/O JENNIFER KLINEFELTER PERSONAL REP 111 HIGHLAND AVENUE ARLINGTON, MA 02476	138-53-0	107 BAY VIEW DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KLINEFELTER PATRICIA M HE	09/25/2023	H		2266-283
KLINEFELTER PATRICIA M	03/08/2023	DC		2266-283
KLINEFELTER THEODORE A &	11/25/1975	XX	5,500	2266-283

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

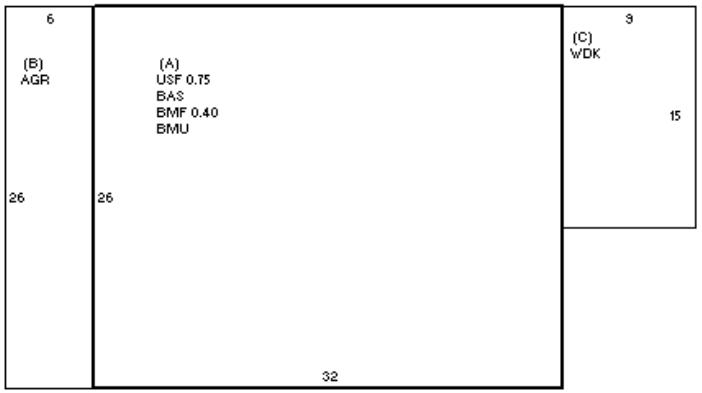
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
616	11/13/2008	7	ALTERATIONS	10,000	04/27/2010	JH	100	100
NP		12	CYCLICAL NON		01/25/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,200	9 1.00	A 1.00	A 1.00	241,120	1.84	A 1.00	R05 1.10			257,170

TOTAL	25,200 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	257,200	242,600
BUILDING	328,700	314,800
DETACHED	0	0
OTHER	0	0
TOTAL	**585,900**	**557,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/23/2007

BLDG COMMENTS

WALKOUT BSMT

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/10/2019	REF
LIST	6/10/2019	REF
REVIEW	10/10/2019	EMZ

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,456	DETAIL ADJ	1.000
$NLA(RCN)	$318	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	0	1.00
% BSMT FIN	40	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	2	CLAPBOARD	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		61.95	51,542
A	BMF	N	BSMT FINISH	333		42.35	14,103
A	BAS	L	BASE AREA	832	1976	289.88	241,184
A	USF	L	UPPER STORY FIN	624	1976	193.04	120,457
B	AGR	N	ATT GARAGE	156		47.07	7,343
C	WDK	N	WOOD DECK	135		41.16	5,557
	BMG	O	BSMT GARAGE	2		3,248.20	6,496
	F11	O	FPL 1S 1OP	1		8,018.90	8,019

TOTAL RCN 462,891

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1976 / 47

COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71

RCNLD $328,700