

Key: 5132

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.357

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CURRENT OWNER				PARCEL ID				LOCATION			
KING THOMAS & ANA S C/O KING THOMAS & ANA S COTRUSTEES 80 CLIFF POND ROAD BREWSTER, MA 02631				98-44-0				80 CLIFF POND ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KING THOMAS & ANA S COTRU				07/16/2024	F	1	(236511)				
KING THOMAS & ANA S				05/11/2022	QS	780,000	(229913)				
SMITH ROBERT M & DIANE F				08/15/1977	XX	11,000	(71488)				

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	%
424	05/11/2022	16	MLS REVIEW	780,000	05/19/2023	JMG	100	100
98	06/12/2012	12	CYCLICAL NON		05/02/2013	SF	100	100
521	02/13/2002	7	ALTERATIONS	1,000	02/08/2013	MR	100	100
	09/13/1999	7	ALTERATIONS	11,000			100	100
		3	OUT BUILDING	1,260			100	100

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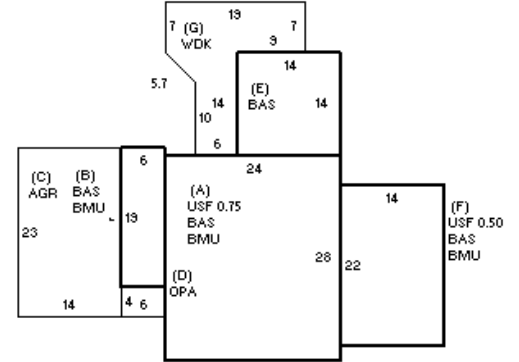
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	16,842	13	1.00	13G	1.00	A	1.00	252,080	2.55	A	1.00	R04	1.15		248,960

TOTAL	16,842 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	LAND	249,000	234,900			
St Ind	CLIFF POND		BUILDING	492,700	471,200			
Infl	AVERAGE		DETACHED	1,700	1,700			
			OTHER	0	0			
TOTAL				743,400	707,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 12X8	1999	96	22.01	1,700	11/20/2020



BLDG COMMENTS
INFO @ DOOR (11/20/20)



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BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/20/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/19/2023	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	623.650
NET AREA	1,948	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,094		63.97	69,987	CONDITION ELEM	CD
\$NLA(RCN)	\$320	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,094	1980	279.28	305,537	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	504	1980	208.30	104,983	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	322		47.86	15,410	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	24		56.65	1,360	BATHS	A
				INT FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	196	2004	279.28	54,740	HEAT/ELEC	G
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F	USF	L	UPPER STORY FIN	154	2002	208.30	32,079		
				FUEL SOURCE	1	OIL	1.00	G	WDK	N	WOOD DECK	225		44.41	9,993		
								F21	O	FPL 2S 1OP			1	11,501.10	11,501		
								GFP	O	GAS FIREPLACE			1	3,541.80	3,542		
								ODS	O	OUTDOOR SHOWER			1	2,736.20	2,736		

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	\$11,783
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$492,700