

Key: 5139

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.363

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
SOULE PETER A & PATRICIA L TRUSTEE SOULE REVOCABLE TRUST 2 TETRAULT DRIVE WALPOLE, MA 02081		98-28-0	9 FAIR OAK DRIVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
SOULE PETER A & PATRICIA		03/24/2022	F	1 (229486)		
SOULE PETER A & PATRICIA		06/04/2013	QS	289,000 (200536)		
ROBINSON DAVID E TRUSTEE		12/31/1998	F	100 (151531)		

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	%
369	05/06/2014	7	ALTERATIONS	14,000	06/19/2015	MW	100	100
599	10/22/1997	7	CYCLICAL NON ALTERATIONS	1,200	05/02/2013	SF	100	100

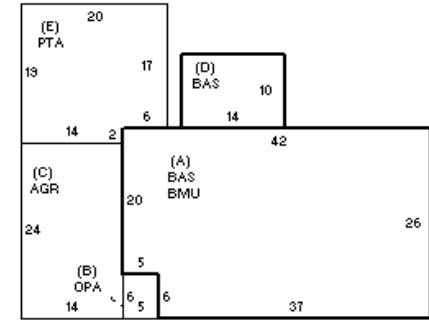
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,381	13	1.00	13G 1.00 A 1.00	252,080	2.75	A	1.00	R04	1.15	245,060

TOTAL	15,381 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	245,100	231,200			
St Ind	CLIFF POND		BUILDING	290,300	277,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL				535,400	509,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/2/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/2/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	2/8/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	392.360
NET AREA	1,202	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,062		56.46	59,964	CONDITION ELEM	CD
\$NLA(RCN)	\$326	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	30		50.00	1,500	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	336		42.24	14,192	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	AGR	L	BASE AREA	1,202	1978	246.50	296,293	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	E	PTA	N	PATIO	368		13.52	4,974	BATHS	A
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$7,800														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
EFF.YR/AGE		1981 / 42															
COND	26	26 %															
FUNC	0																
ECON	0																
DEPR	26	% GD	74														
RCNLD		\$290,300															