

Key: 5142

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.366

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHAPMAN CORY M TRUSTEE & TURNER ROBIN L TRUSTEE 23 FAIR OAK DRIVE BREWSTER, MA 02631				98-29-0				23 FAIR OAK DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHAPMAN CORY M TRUSTEE & CHAPMAN CORY M				07/07/2016	F	1 (210060)					
BOUGAS JAMES E & JUDITH A				10/17/2012	QS	383,000 (198456)					
				10/01/2008	QS	390,000 (187054)					

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	%
122006	12/20/2006	7	ALTERATIONS		07/31/2007	JH	100	100
100	02/19/2002	12	CYCLICAL NON	2,530	09/17/2003	JB	100	100
422	07/22/1994	3	OUT BUILDING	2,500			100	100
		2	ADD		01/01/1995	RD	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,448	13	1.00	13G 1.00 A 1.00	252,080	2.37	A	1.00	R04	1.15	252,630

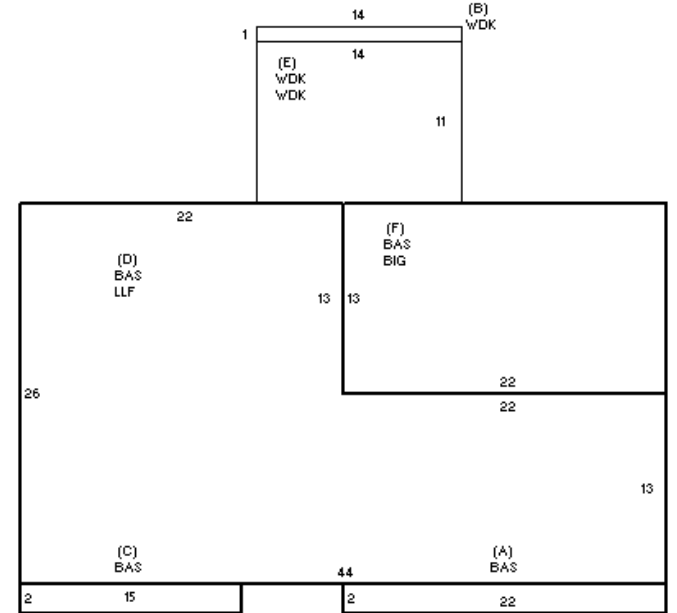
TOTAL	18,448 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	252,600	238,300
St Ind	CLIFF POND		BUILDING	374,100	357,500			
Infl	AVERAGE		DETACHED	2,500	2,400			
			OTHER	0	0			
			TOTAL	629,200	598,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 12X12	2002	144	21.39	2,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/2/2020	TCK
MODEL	1		RESIDENTIAL	LIST	7/31/2007	JH
STYLE	2	0.90	RAISED RNCH [100%]	REVIEW	2/8/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	456,234		
NET AREA	2,076	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,218	1982	246.75	300,537	CONDITION ELEM	CD		
\$NLA(RCN)	\$220	OVERALL	0.910	EXT COVER	1	WD SHINGLE	1.00	+	WDK	N	WOOD DECK	322		39.24	12,635	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	D	LLF	L	LOWER LEVEL FIN	858	1982	127.46	109,360	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	F	BIG	N	BUILT-IN GARAGE	286		55.36	15,832	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 1OP	1		7,644.60	7,645	BATHS	G		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,417.40	2,417	HEAT/ELEC	A		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1997 / 26
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$374,100