

Key: 5143

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5367

LEGAL

LAND

DETAILED

BUILDING

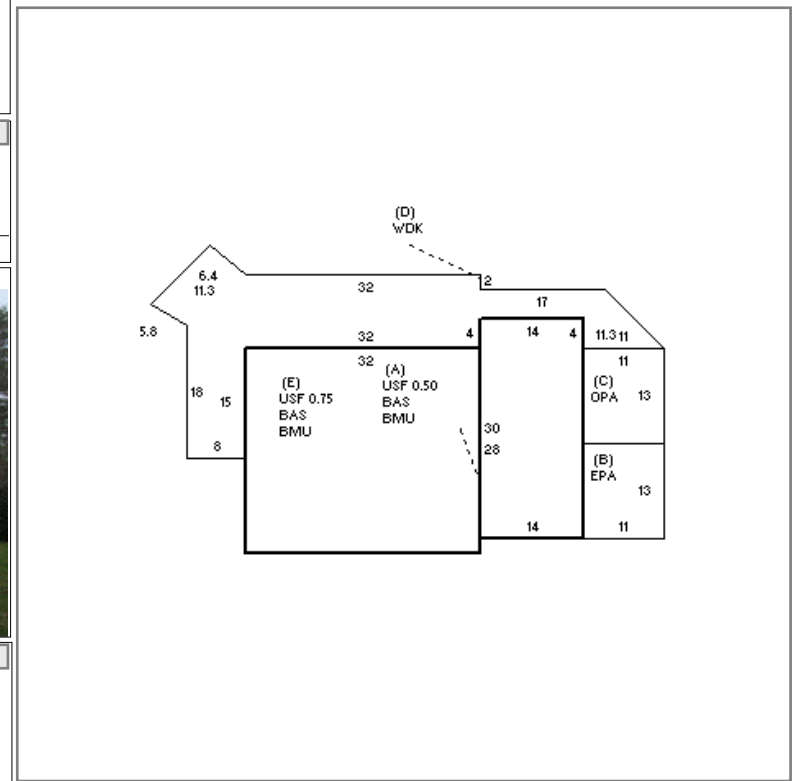
CURRENT OWNER		PARCEL ID		LOCATION	
THOMAS KENNETH W 31 FAIR OAK DRIVE BREWSTER, MA 02631		98-30-0		31 FAIR OAK DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
THOMAS KENNETH W		09/11/1989	QS	60,000	(118440)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
556	06/15/2021	10	INGROUND POO	30,000	04/19/2022	TCK	100 100
442	05/17/2021	7	ALTERATIONS	20,000	04/16/2022	TCK	100 100
		14	CYCLICAL GRO		12/02/2020	TCK	100 100
		12	CYCLICAL NON		05/02/2013	SF	100 100
131	03/14/2000	2	ADD	1,500	06/05/2001	SJM	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,137	13	1.00	13G	1.00	A	1.00	252,080	2.12	A	1.00	R04	1.15			259,220

TOTAL	21,137 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	259,200	244,600
St Ind	CLIFF POND		LAND	688,200	658,100			
Infl	AVERAGE		DETACHED	34,500	34,100			
			OTHER	73,100	70,000			
						<b>TOTAL</b>	<b>1,055,000</b>	<b>1,006,800</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	30 0.70	8X22	176	24.92	3,100
SHF	A	1.00	10 0.90	10X6	60	22.01	1,200
SHF	A	1.00	10 0.90	8X10	80	22.01	1,600
IPG	A	1.00	01 1.00	14X28 IRR	2021	392	24,400
SHF	A	1.00	01 1.00	14X15	2021	210	4,200



BUILDING	CD	ADJ	DESC	MEASURE	12/2/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/2/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/8/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	860,279		
NET AREA	2,198	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,316		74.88	98,541	CONDITION ELEM	CD		
\$NLA(RCN)	\$391	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,316	1990	339.68	447,015	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	882	1990	250.76	221,168	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	EPA	N	ENCLOSED PORCH	143		110.93	15,864	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	143		68.90	9,853	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	670		54.02	36,192	HEAT/ELEC	A		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	FPL 2S 1OP	1		13,988.10	13,988					
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1		3,327.90	3,328					
																		EFF.YR/AGE	1993 / 30
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$688,200

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

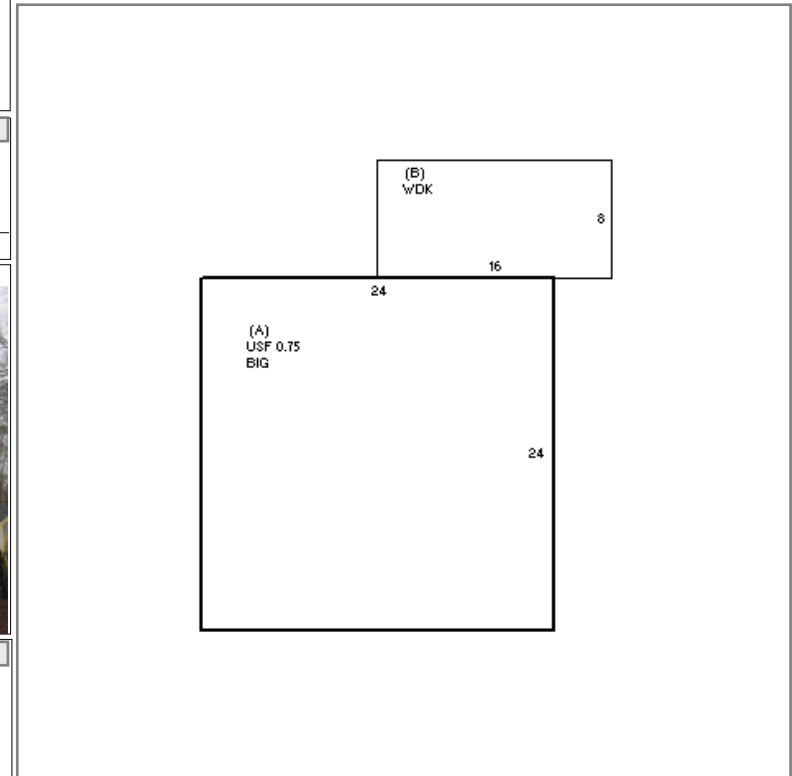
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd			LAND	73,100	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2022	TCK
MODEL	1		RESIDENTIAL	LIST	4/19/2022	EST
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	4/29/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
OFFICE/BATH (PER PLANS 4/29/22)

G

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	93,745		
NET AREA	432	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	576		38.93	22,424	CONDITION ELEM	CD		
\$NLA(RCN)	\$217	OVERALL	0.800	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	432	1990	148.58	64,186	EXTERIOR	A		
				ROOF SHAPE	6	SALTBOX	1.00	B	WDK	N	WOOD DECK	128		31.36	4,014	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A		
				FLOOR COVER	6	OTHER	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	5	ELECTRIC BB	1.00												
				FUEL SOURCE	3	ELECTRIC	0.95												
																		EFF.YR/AGE	1990 / 33
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$73,100