Key: 5156

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,380

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GIBREE NEIL M & SABRINA B 18 FERN LANE BREWSTER, MA 02631	99-77-0	18 FERN LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GIBREE NEIL M & SABRINA	05/26/2011	QS	320,000	25472-189
FORTI MARK J & MARY S TRU	02/04/2010	F	100	24350-118
FORTI MARK J & MARY S	11/24/2003	QS	360,000	17958-089

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

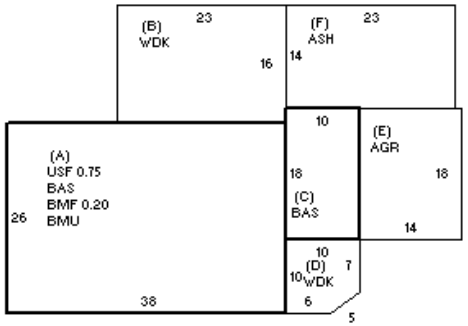
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
102218	10/22/2018	7	ALTERATIONS	23,000	07/12/2019	TCK	100	100
1169	12/14/2016	5	OTHER	1,500	04/03/2017	NF	100	100
		12	CYCLICAL NON		04/26/2013	SF	100	100
97	03/14/2005	7	ALTERATIONS	12,000			100	100
04	01/07/1991	2	ADD	3,000	03/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,424	13 1.00	A 1.00	A 1.00	219,200	2.48	A 1.00	R03 1.00			217,300

TOTAL	17,424 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	217,300	205,000
BUILDING	431,200	407,200
DETACHED	0	0
OTHER	0	0
TOTAL	**648,500**	**612,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/03/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/3/2020	TCK
LIST	5/24/2013	SF
REVIEW	2/10/2021	MR

BLDG COMMENTS

BMF=OFFICE
INFO @ DOOR (12/3/20)

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,909	DETAIL ADJ	1.000
$NLA(RCN)	$297	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	0.2	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	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	988		60.18	59,458
A	BMF	N	BSMT FINISH	198		41.14	8,146
A	USF	L	UPPER STORY FIN	741	1977	187.52	138,956
+	WDK	N	WOOD DECK	462		39.98	18,472
+	BAS	L	BASE AREA	1,168	1977	258.97	302,480
E	AGR	N	ATT GARAGE	252		43.96	11,078
F	ASH	N	ATT SHED	322		24.92	8,023
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	567,386
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1985 / 38		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$431,200