

Key: 516

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 533

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION												
DAVIES PHILIP D & AMANDA J 170 CRANBROOK DRIVE HOLDEN, MA 01520				69-2-0				237 CROCKER LANE												
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)													
DAVIES PHILIP D & AMANDA				11/29/2021	QS	3,675,000	(228387)													
BRODRICK JEFFREY TRUSTEE				01/15/2020	J	1	(212651)													
BRODRICK JEFFREY TRUSTEE				04/13/2017	J	1	(212651)													
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	28,176 4	1.00	4-B	1.00	A	1.00				3,200,320	1.69	A	1.00	BXP	14.60				3,506,700
300	A	0.133 4	1.00	4-B	1.00	A	1.00				175,200	1.00	A	1.00	BXP	14.60				23,300

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	%
23-40	02/09/2023	2	ADD	1,100,000	04/18/2024	NF	50	70
	11/29/2021	16	MLS REVIEW	3,675,000	06/12/2022	JMG	100	100
		14	CYCLICAL GRO		10/15/2020	NF	100	100
1001	11/30/2015	7	ALTERATIONS	17,000	04/25/2016	WFF	100	100
312	04/23/2014	7	ALTERATIONS	4,000	06/08/2015	MW	100	100

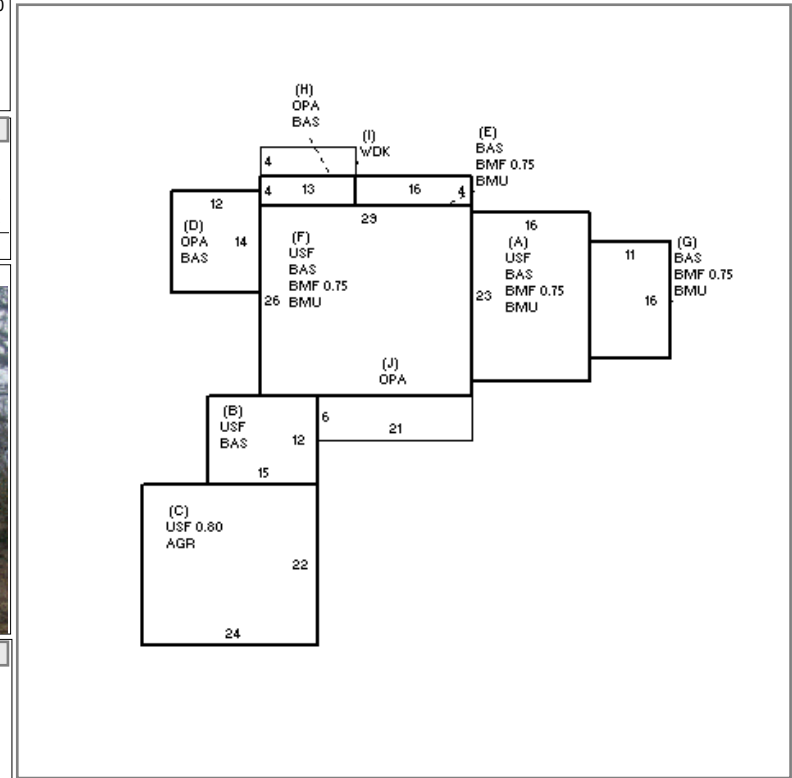
DETACHED

TOTAL	33,976 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	Lot 6 on LCP# 13115-D-1 & Lot 49 on LCP# 13115-F The 5800 sf of Lot 49 restricted by deed.				LAND	3,530,000	3,330,300
St Ind	KINGS GRANT					BUILDING	1,143,200	588,900
Infl	AVERAGE					DETACHED	800	800
						OTHER	0	0
						TOTAL	4,674,000	3,920,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70 6X8		48	22.94	800	05/16/2024



BLDG COMMENTS
INTERIOR ESTIMATED PER PLANS 6/27/2024



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2024	NF
MODEL	1		RESIDENTIAL	LIST	4/18/2024	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/16/2024	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,486	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$437	OVERALL	1.080		2	CLAPBOARD	1.00
CAPACITY					1	GABLE	1.00
STORIES	2	1.00		ROOF SHAPE	1	GABLE	1.00
ROOMS	8	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
BEDROOMS	4	1.00		FLOOR COVER	1	HARDWOOD	1.00
BATHROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00
FIXTURES	15	\$34,749		HEATING/COOL	9	WARM/CL AIR	1.03
GARAGE SPACES	2	1.00		FUEL SOURCE	2	GAS	1.00
% BSMT FIN	75	1.00					
# 1/2 BATHS	2	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,362		94.90	129,248
+	BMF	N	BSMT FINISH	1,022		59.50	60,807
+	BAS	L	BASE AREA	1,762	1981	413.26	728,162
+	USF	L	UPPER STORY FIN	1,724	2023	268.65	463,145
C	AGR	N	ATT GARAGE	528		67.74	35,767
+	OPA	N	OPEN PORCH	346		87.32	30,212
I	WDK	N	WOOD DECK	52		68.44	3,559
F23	O	FPL	2S 3OP	1		34,438.20	34,438
ODS	O	OUTDOOR	SHOWER	1		4,217.50	4,218

TOTAL RCN	1,524,305
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	2023 / 0
COND	0 0 %
FUNC	25 UC
ECON	0
DEPR	25 % GD 75
RCNLD	\$1,143,200