

Key: 5197

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.418

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
ABRO KENNETH & DARLENE 12 BRIARCLIFF LANE BREWSTER, MA 02631				86-25-0				12 BRIARCLIFF LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ABRO KENNETH & DARLENE				05/19/2023	QS	437,000	35795-18				
NUNHEIMER DAVID C TRUSTEE				08/18/2021	F	1	34393-332				
COOPER WILLIAM J JR (LIFE				11/14/2018	F	1	31663-267				

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	%
23-745	06/14/2023	7	ALTERATIONS	7,200	05/24/2024	TCK	100	100
781	05/19/2023	16	MLS REVIEW	437,000	05/09/2024	JMG	100	100
	11/03/2006	7	ALTERATIONS	3,500	08/03/2007	JH	100	100
		12	CYCLICAL NON		09/12/2003	JB	100	100

LAND

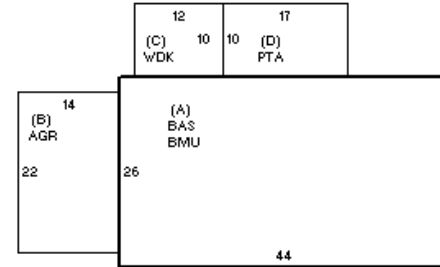
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	26,783	13	1.00	A	1.00	A	1.00	219,200	1.76	A	1.00	R03	1.00			236,960

TOTAL	26,783 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	237,000	223,600
St Ind	AVERAGE		BUILDING	242,300	262,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	479,300	485,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/06/2024



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/18/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/18/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/6/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INFO @ DOOR (2/18/2021)

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	390,768
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,144		56.46	64,594	CONDITION ELEM	CD
\$NLA(RCN)	\$342	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,144	1974	253.90	290,456	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	308		42.24	13,009	INTERIOR	F
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	120		39.20	4,704	KITCHEN	F
				FLOOR COVER	6	OTHER	1.00	D	PTA	N	PATIO	170		15.11	2,568	BATHS	F
				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	1957 / 66
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$242,300