

Key: 5230

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.451

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BURRIS MICHAEL C & MARINA M 31 HAYES LANE BREWSTER, MA 02631				85-118-0				31 HAYES LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BURRIS MICHAEL C & MARINA				11/16/2009	QS	364,000	(190059)					
NG JAMES & ARLENE				08/28/2003	QS	359,000	(170367)					
BAKER MARTHA A & KEVIN A				09/25/1996	QS	149,500	(142112)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	59,677	13	1.00	A	1.00	A	1.00	R03	1.00		302,560

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	%
899	11/22/2022	7	ALTERATIONS	60,000	03/06/2023	TCK	100	100
143	02/17/2021	7	ALTERATIONS	12,000	04/20/2022	TCK	100	100
		12	CYCLICAL NON		03/05/2013	SF	100	100
438	08/24/2011	7	ALTERATIONS	2,900	03/09/2012	MR	100	100
502	08/23/1994	5	OTHER	5,000	05/28/1996	JB	100	100

TOTAL	1.370 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	302,600	285,400
St Ind	AVERAGE		LAND	435,900	416,500			
Infl	AVERAGE		DETACHED	2,600	2,600			
			OTHER	0	0			
						TOTAL	741,100	704,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12		96	22.01	1,900
PTD	A	1.00	20 0.80 6X12		72	11.70	700



BUILDING	CD	ADJ	DESC	MEASURE	2/5/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/5/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	518,919
NET AREA	1,638	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		66.85	62,569	CONDITION ELEM	CD
\$NLA(RCN)	\$317	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	936	1994	301.63	282,323	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1994	208.30	146,226	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	168		44.42	7,462	KITCHEN	G
				FLOOR COVER	3	W/W CARPET	1.00		F21	O	FPL 2S 1OP	1		11,501.10	11,501	BATHS	A
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A
				HEATING/COOL	15	HTWT+DCTLS AC	1.01										
				FUEL SOURCE	2	GAS	1.00										

12

(B) wDK

14

(A) USF 0.75
BAS
BMU

26

36

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$8,837
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$435,900	