

Key: 5344

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5562

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
CUSTODIE JOHN F & ANN E TRUSTEES CUSTODIE FAMILY TRUST 196 COMMONS WAY BREWSTER, MA 02631		97-78-0		196 COMMONS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CUSTODIE JOHN F & ANN E T CUSTODIE JOHN F & ANN E		12/11/2018 11/04/1977	F XX	100 31719-28 2610-304	

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	%
24-607	07/10/2024	7	ALTERATIONS	7,850				0
474	06/02/2022	7	ALTERATIONS	11,300	03/03/2023	TCK	100	100
925	10/30/2018	14	CYCLICAL GRO	3,500	10/20/2020	TCK	100	100
		7	ALTERATIONS		07/11/2019	TCK	100	100
		12	CYCLICAL NON		05/21/2013	SF	100	100

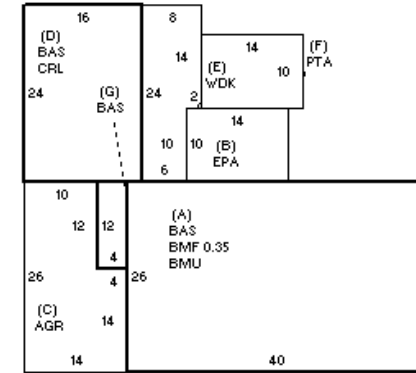
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,800	13	1.00	13L	1.00	A	1.00	175,360	2.23	A	1.00	R07	0.80			177,850

TOTAL	19,800 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	177,900	167,800			
St Ind	COMMONS		BUILDING	359,200	343,900			
Infl	AVERAGE		DETACHED	13,000	12,900			
			OTHER	0	0			
			TOTAL	550,100	524,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/03/2023
DGF	A	1.00	20	0.80	16 X 24	384	31.80	9,800	
HTB	A	1.00	20	0.80		1	4,058.10	3,200	

DETACHED



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/20/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS	BMF=FAM RM (INFO @ DOOR 10/20/20)
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BUILDING

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	492,092
NET AREA	1,472	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		56.46	58,722	CONDITION ELEM	CD
\$NLA(RCN)	\$334	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	364		40.34	14,682	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	140	80.50	11,270	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	316		42.24	13,347	KITCHEN	A	
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	D	CRL	N	BSMT CRAWL	384		30.36	11,660	BATHS	A	
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	384	1996	241.57	92,763	HEAT/ELEC	A	
BATHROOMS	2	1.00	HEATING/COOL	2	HOT WATER	1.00	E	WDK	N	WOOD DECK	172		39.20	6,742			
FIXTURES	6	\$7,800	FUEL SOURCE	2	GAS	1.00	F	PTA	N	PATIO	140		15.90	2,226			
GARAGE SPACES	1	1.00					+	BAS	L	BASE AREA	1,088	1974	241.57	262,828			
% BSMT FIN	0	1.00						F11	O	FPL 1S 1OP	1		7,637.00	7,637	EFF.YR/AGE	1980 / 43	
# 1/2 BATHS	0	1.00						ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415	COND	27	27 %
# OF UNITS	1	1.00													FUNC	0	
															ECON	0	
															DEPR	27	% GD 73
															RCNLD		\$359,200