Key: 5374

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,592

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALSH MARY E 141 COMMONS WAY BREWSTER, MA 02631	97-103-0	141 COMMONS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALSH MARY E	03/18/2021	QS	403,775	33909-232
WATSON BEVERLY A	10/24/2019	DC		4057-164
WATSON ROBERT W	04/04/1984	XX		4057-164

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	%
	03/18/2021	15	SALE REVIEW	403,775	02/23/2022	JMG	100	100
790	10/11/2017	77	SOLAR PANELS	9,000	05/22/2018	NF	100	100
		12	CYCLICAL NON		05/17/2013	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	19,600	13 1.00	13L 1.00	A 1.00	175,360	2.25	A 1.00	R07 0.80			177,460

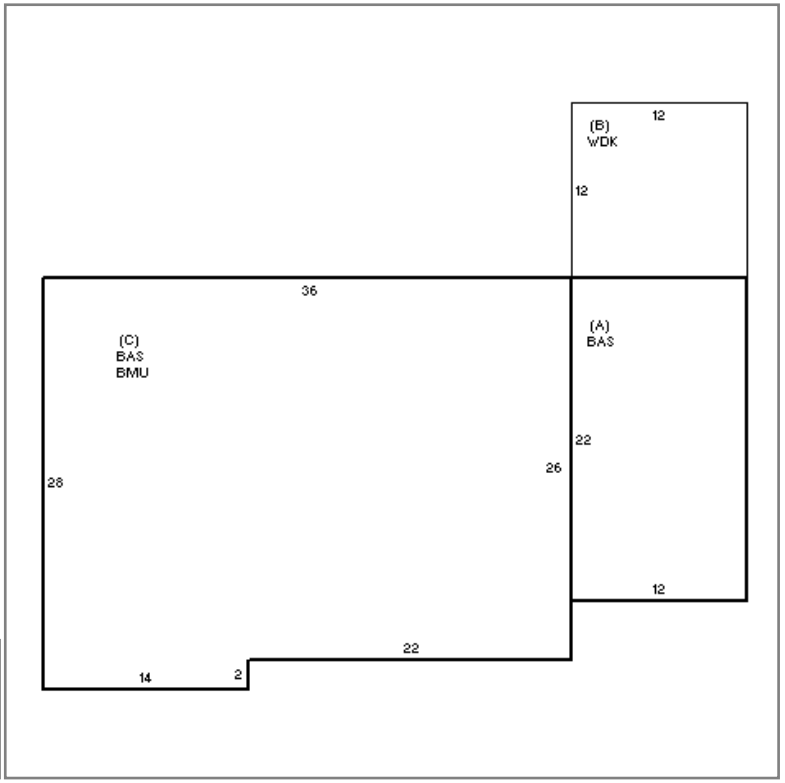
TOTAL	19,600 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	COMMONS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	177,500	167,400
BUILDING	307,100	293,500
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**485,700**	**462,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	6X8		48	22.94	800
SHM	A 1.00	80 0.20	10X9		90	16.05	300

PHOTO 10/19/2020



BUILDING

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

MEASURE	10/19/2020	TCK
LIST	10/19/2020	EST
REVIEW	1/14/2021	MR

BLDG COMMENTS
10 SOLAR PANELS

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,228	DETAIL ADJ	1.000
$NLA(RCN)	$309	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,228	1984	246.50	302,702
B	WDK	N	WOOD DECK	144		39.20	5,645
C	BMU	N	BSMT UNFINISHED	964		59.00	56,876
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	379,175
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	1995 / 28	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$307,100