Key: 5480

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,697

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JARVIS BRIAN & ANNE M TRUSTEES ANNE M JARVIS REVOCABLE TRUST 22 ACKERS AVENUE BROOKLINE, MA 02445	86-42-0	80 PRELL CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JARVIS BRIAN & ANNE M TRU	11/02/2023	QS	535,000	36069-142
JENNESS AMY PATRICIA	08/09/2022	QS	497,000	35297-348
DOWLER H LOGAN TRUSTEE &	01/21/2014	F	1	27946-209

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

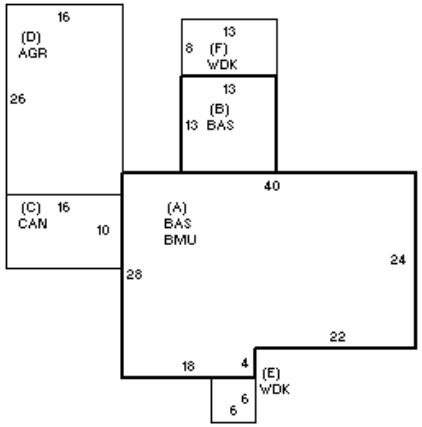
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	11/02/2023	16	MLS REVIEW	535,000	06/18/2024	JMG	100	100
370	06/22/2020	7	ALTERATIONS	3,629	07/08/2020	TCK	100	100
839	09/27/2019	7	ALTERATIONS	4,600	07/08/2020	TCK	100	100
321	04/10/2019	7	ALTERATIONS	15,167	07/08/2020	TCK	100	100
NP		12	CYCLICAL NON		01/07/2011	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,200	13 1.00	A 1.00	A 1.00	219,200	2.64	A 1.00	R02 1.00			214,990

TOTAL	16,200 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	215,000	202,800
BUILDING	288,500	264,900
DETACHED	0	0
OTHER	0	0
TOTAL	**503,500**	**467,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/11/2021

BLDG COMMENTS

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	2/11/2021	TCK
LIST	1/7/2011	JH
REVIEW	6/18/2024	JMG

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,201	DETAIL ADJ	1.000
$NLA(RCN)	$334	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,500
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,032		56.46	58,270
+	BAS	L	BASE AREA	1,201	1973	246.50	296,047
C	CAN	N	CANOPY	160		46.60	7,456
D	AGR	N	ATT GARAGE	416		40.51	16,854
+	WDK	N	WOOD DECK	140		39.20	5,488
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	400,667
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	1977 / 46		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			$288,500