

Key: 5528

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.743

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
AVIGAN MICHELLE L & DAVID E 11 KNIFE SHOP LANE SHARON, MA 02067		74-76-0		28 SHEPHERDS QUAY DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
AVIGAN MICHELLE L & DAVID		08/03/2020	H	995,000	(223224)
CAPE COD FIVE CENTS SAVIN		05/29/2015	F	1	(206365)
SHAW JOSEPH T		02/08/2010	H		(190696)

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	33,192	16	1.00	A	1.00	A	1.00	458,128	1.50	5	0.95 PF2 2.20	523,110

TOTAL	33,192 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 16	NOTE T=NOT PF/ASSOC	LAND	523,100	493,500			
St Ind	AVERAGE		BUILDING	1,148,000	1,098,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	1,671,100	1,592,000			

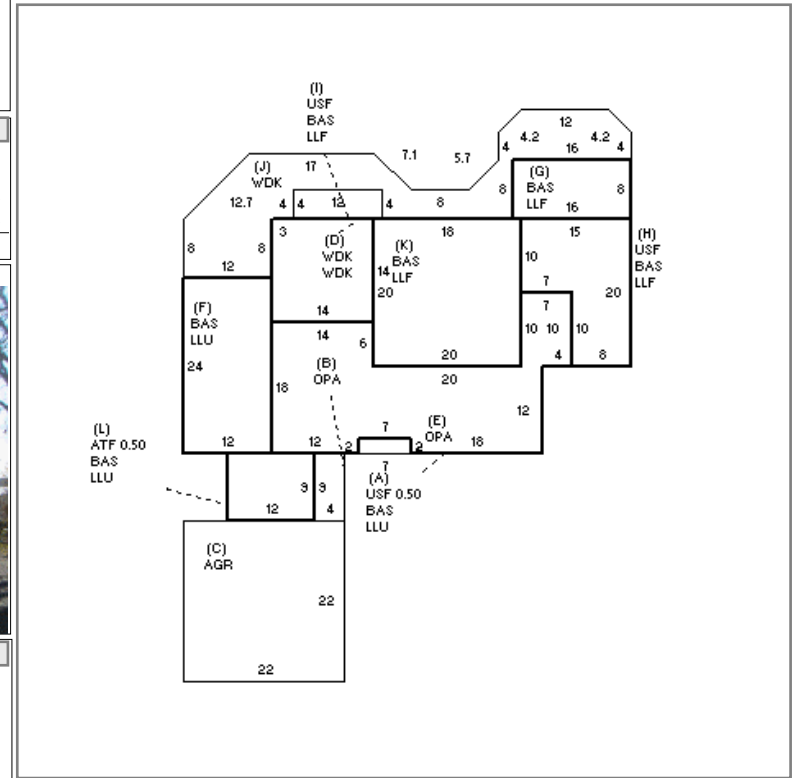
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Extra Fixture in Laundry Room, Wet Bar in LLF

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	%
NP	08/03/2020	15	SALE REVIEW	995,000	03/04/2021	JMG	100	100
		12	CYCLICAL NON		04/10/2007	JH	100	100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/26/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/4/2021	JG
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

LOADING

YEAR BLT	1988	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,490,856
NET AREA	3,606	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	980		143.75	140,871	CONDITION ELEM	CD
\$NLA(RCN)	\$413	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,934	1988	392.00	758,126	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	718	1988	317.79	228,173	INTERIOR	A
				ROOF COVER	2	WD SHINGLE	1.01	+	OPA	N	OPEN PORCH	50		86.43	4,321	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	484		68.54	33,174	BATHS	A
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	559		67.76	37,878	HEAT/ELEC	A
				HEATING/COOL	11	HTWT/CL AIR	1.05	+	LLF	L	LOWER LEVEL FIN	954	1988	220.10	209,974		
				FUEL SOURCE	1	OIL	1.00	L	ATF	N	ATTIC FINISH	54		133.10	7,187		
									F23	O	FPL 2S 3OP	1		34,086.80	34,087		
																EFF.YR/AGE	1988 / 35
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$1,148,000