

Key: 5611

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.831

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MURPHY DANIEL P & RUTH J TRSTEEES C/O WILLWERTH BEN N JR & BLUME ELIZABETH 65 CANAVAN CIRCLE NEEDHAM, MA 02492		74-4-0		216 SHEEP POND DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WILLWERTH BEN N JR & BLUM		08/01/2024	QS	1,775,000	36497-262
MURPHY DANIEL P & RUTH J		06/06/2016	F	10	29700-302
MURPHY DANIEL P & RUTH J		05/05/2016	F	10	29629-147

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 %
23-663	05/29/2023	7	ALTERATIONS	98,272	05/21/2024	TCK	100 100
430	05/13/2019	7	ALTERATIONS	30,000	07/23/2019	TCK	100 100
971	11/15/2018	7	ALTERATIONS	32,000	07/23/2019	TCK	100 100
NP		12	CYCLICAL NON		11/11/2011	MR	100 100
301	07/22/2009	7	ALTERATIONS	7,604	04/20/2010	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,700	15	1.00	15A 1.00 A 1.00	712,400	1.93	A	1.00	PF6	3.25	749,540

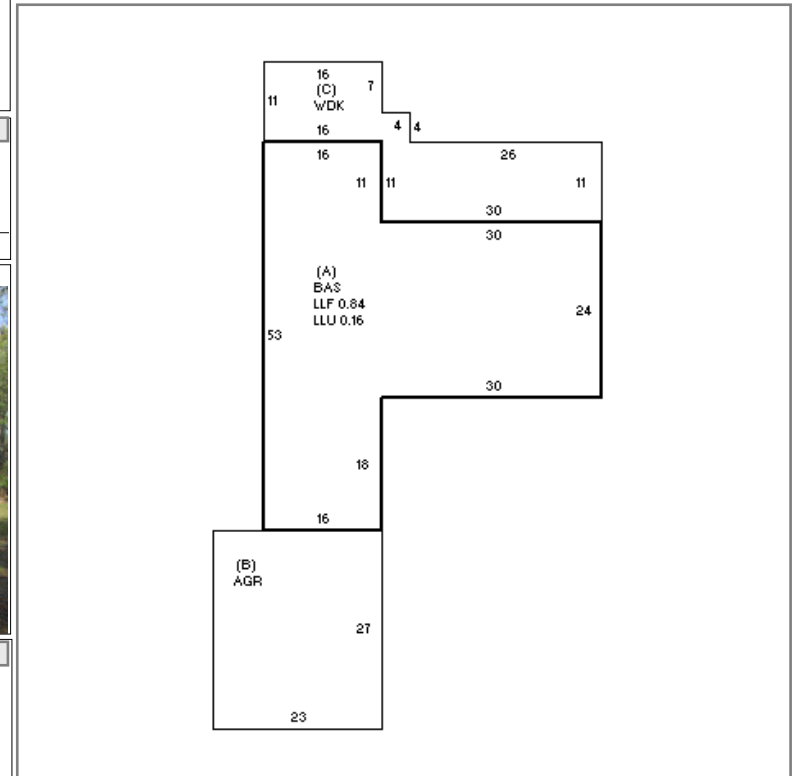
TOTAL	23,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE	LAND	749,500	707,100			
St Ind	SHEEP POND EST.		BUILDING	570,200	498,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,319,700	1,205,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/6/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/6/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/5/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,885	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	251		105.65	26,519
\$NLA(RCN)	\$247	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	1,317	1973	134.81	177,548
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,568	1973	276.22	433,118
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	621		42.38	26,320
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	522		44.82	23,397
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,732.50	8,733
				HEATING/COOL	11	HTWT/CL AIR	1.05		GFP	O	GAS FIREPLACE	1		3,574.40	3,574
				FUEL SOURCE	2	GAS	1.00								



TOTAL RCN	712,723
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	E
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$570,200