

Key: 5646

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.865

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
WILSON NANCY A TRUSTEE WILSON NOMINEE REALTY TRUST 247 SHEEP POND DRIVE BREWSTER, MA 02631		74-66-0		247 SHEEP POND DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WILSON NANCY A TRUSTEE		03/13/2019	F	1 31885-241	
WILSON NANCY A		07/26/2018	QS	422,000 31427-350	
URBANO ELLEN E TRUSTEE		03/02/2001	A	1 13605-256	

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 %
1056	11/29/2021	7	ALTERATIONS	2,251	04/13/2022	TCK	100 100
	07/26/2018	15	SALE REVIEW	422,000	05/01/2019	JMG	100 100
751	10/04/2012	7	ALTERATIONS	7,000	01/18/2013	SF	100 100
484	07/09/2012	7	ALTERATIONS	2,640	01/18/2013	SF	100 100
NP		12	CYCLICAL NON		03/20/2012	MR	100 100

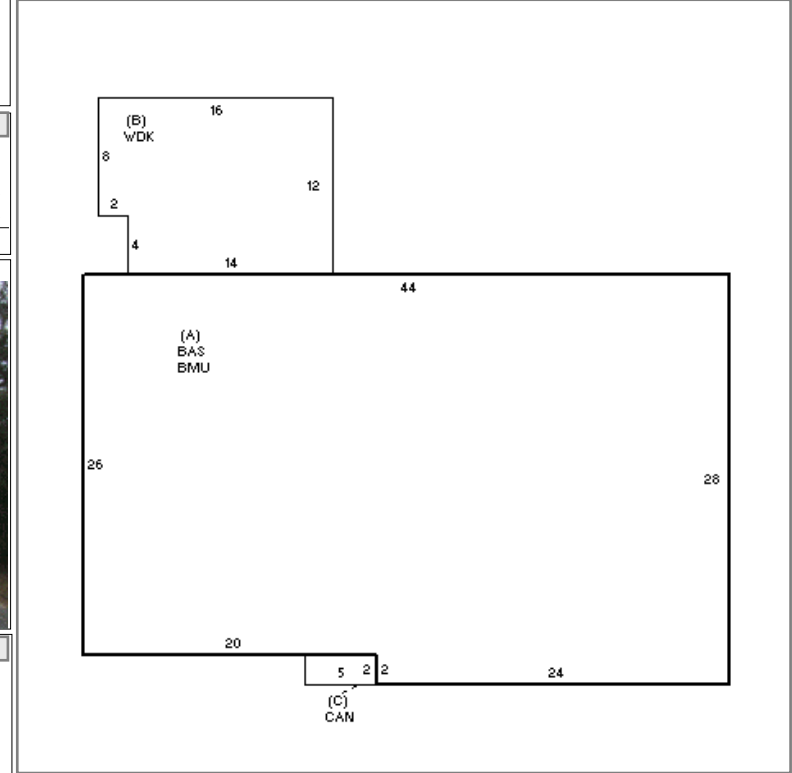
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,900	15 1.00	15A 1.00	A 1.00	328,800	3.00	A	1.00	R04	1.50	315,240

TOTAL	13,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE	LAND	315,200	297,400			
St Ind	SHEEP POND EST.		BUILDING	335,000	320,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	650,200	617,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/13/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/20/2012	MR
STYLE	1	1.00	RANCH [100%]	REVIEW	4/28/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,192	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,192		62.11	74,034
\$NLA(RCN)	\$365	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,192	1984	279.28	332,907
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	184		43.12	7,934
				ROOF COVER	1	ASPH/CMP SH	1.00	C	CAN	N	CANOPY	10		51.26	513
				FLOOR COVER	1	HARDWOOD	1.00	F11	O	FPL 1S 10P	1		8,400.70	8,401	
				INT FINISH	2	DRYWALL	1.00	ODS	O	OUTDOOR SHOWER	1		2,656.50	2,657	
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	435,026 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT/ELEC			A
EFF.YR/AGE	1987 / 36		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	\$335,000		