Key: 5648

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,867

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROBINSON LOIS PAT TRUSTEE LOIS PAT ROBINSON TRUST 285 SHEEP POND DRIVE BREWSTER, MA 02631	73-45-0	285 SHEEP POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROBINSON LOIS PAT TRUSTEE	03/25/2022	F	1	34999-118
ROBINSON L PAT	02/02/1998	QS	169,900	11201-081
MCMORROW MICHAEL J &	07/31/1992	P	58,000	8141-126

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

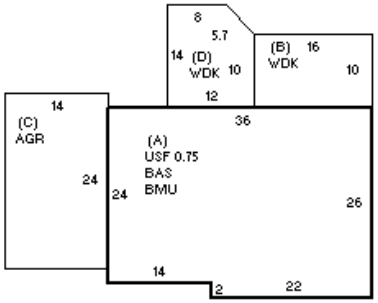
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
607	08/07/2017	5	OTHER	800	05/15/2018	NF	100	100
30	01/12/2017	7	ALTERATIONS	60,000	07/25/2019	NF	100	100
		12	CYCLICAL NON		11/11/2011	MR	100	100
592	09/24/2007	7	ALTERATIONS	5,700	07/25/2008	DHT	100	100
		12	CYCLICAL NON		03/01/2004	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,200	15 1.00	15A 1.00	A 1.00	328,800	2.20	A 1.00	R04 1.50			334,850

TOTAL	20,200 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	334,900	315,900
BUILDING	438,800	414,400
DETACHED	0	0
OTHER	0	0
TOTAL	**773,700**	**730,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/09/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/9/2021	NF
LIST	3/9/2021	EST
REVIEW	11/9/2021	EMZ

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,589	DETAIL ADJ	1.000
$NLA(RCN)	$300	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	908		60.18	54,643
A	BAS	L	BASE AREA	908	1993	271.54	246,563
A	USF	L	UPPER STORY FIN	681	1993	187.52	127,704
+	WDK	N	WOOD DECK	320		39.98	12,795
C	AGR	N	ATT GARAGE	336		43.08	14,476
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN 476,954

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT/ELEC	A

EFF.YR/AGE 2015 / 8

COND	8	8 %	
FUNC	0		
ECON	0		
DEPR	8	% GD	92

RCNLD $438,800