Key: 5650

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,869

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROWE JOHN E & BARBARA A COTRUSTEES PFAU BEVERLY J COTRUSTEE 63 VILLA DRIVE UNIT 22 FEEDING HILLS, MA 01030	85-30-0	60 SHEEP POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROWE JOHN E & BARBARA A C	12/05/2023	F	1	36118-241
ROWE JOHN E & BARBARA A	12/17/1980	XX	9,000	3210-290

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	%
683	09/07/2022	7	ALTERATIONS	4,000	03/01/2023	TCK	100	100
789	08/26/2021	7	ALTERATIONS	24,673	04/13/2022	TCK	100	100
NP		12	CYCLICAL NON		11/09/2011	MR	100	100
598	10/14/2004	3	OUT BUILDING	3,160			100	100
		12	CYCLICAL NON		11/19/2003	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	16,600	15 1.00	15A 1.00	A 1.00	328,800	2.58	A 1.00	R04 1.50			323,850

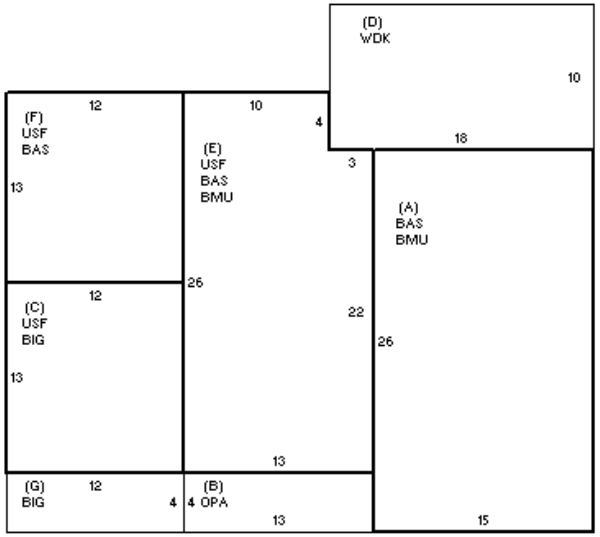
TOTAL	16,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	323,900	305,500
BUILDING	355,000	339,800
DETACHED	2,800	2,800
OTHER	0	0
TOTAL	**681,700**	**648,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	15 0.85	10X16	2004	160	20.77	2,800

PHOTO 03/02/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/2/2021	NF
LIST	3/2/2021	EST
REVIEW	3/29/2023	EMZ

BLDG COMMENTS

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	1,510	DETAIL ADJ	1.000
$NLA(RCN)	$318	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,666
GARAGE SPACES	0	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	716		69.22	49,562
B	OPA	N	OPEN PORCH	52		55.55	2,889
C	BIG	N	BUILT-IN GARAGE	156		63.90	9,968
+	USF	L	UPPER STORY FIN	638	1982	204.26	130,315
D	WDK	N	WOOD DECK	180		43.55	7,839
+	BAS	L	BASE AREA	872	1982	306.73	267,464
G	BIG	N	BUILT-IN GARAGE	48		63.91	3,068

TOTAL RCN	479,770

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

EFF.YR/AGE	1982 / 41	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$355,000