Key: 5674

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,892

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEVILLE DAVID P & SARA A 455 POND STREET BRAINTREE, MA 02184	85-12-0	26 BEATTIE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEVILLE DAVID P & SARA A	02/29/2008	QS	330,000	22712-325
BARR DANIEL S & LINDA S	12/30/1986	XX	54,000	5490-321

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	%
24-171	03/01/2024	7	ALTERATIONS	3,435			0	0
		12	CYCLICAL NON		12/15/2010	MR	100	100
325	07/07/2010	2	ADD	35,000	12/15/2010	MR	100	100
		12	CYCLICAL NON		11/17/2003	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	15,240	15 1.00	15A 1.00	A 1.00	328,800	2.77	A 1.00	R04 1.50			319,120

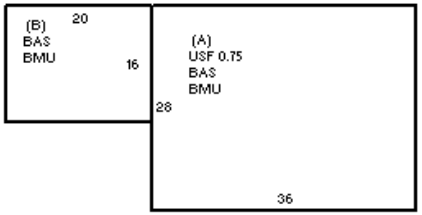
TOTAL	15,240 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	319,100	301,100
BUILDING	478,600	457,700
DETACHED	30,700	30,400
OTHER	0	0
TOTAL	**828,400**	**789,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	10 0.90	16X32	2010	512	52.47	24,200
SHF	A 1.00	30 0.70	8X10	2010	80	22.01	1,200
HTB	A 1.00	10 0.90			1	4,058.10	3,700
SHF	A 1.00	10 0.90	8X10		80	22.01	1,600

PHOTO 03/03/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/3/2021	NF
LIST	3/3/2021	EST
REVIEW	11/8/2021	EMZ

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,084	DETAIL ADJ	1.000
$NLA(RCN)	$298	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,752
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,328		60.97	80,966
+	BAS	L	BASE AREA	1,328	1988	276.57	367,289
A	USF	L	UPPER STORY FIN	756	1988	206.28	155,946
	F11	O	FPL 1S 1OP	1		8,568.70	8,569

TOTAL RCN 621,521

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

EFF.YR/AGE 1988 / 35

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $478,600