

Key: 5683

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.901

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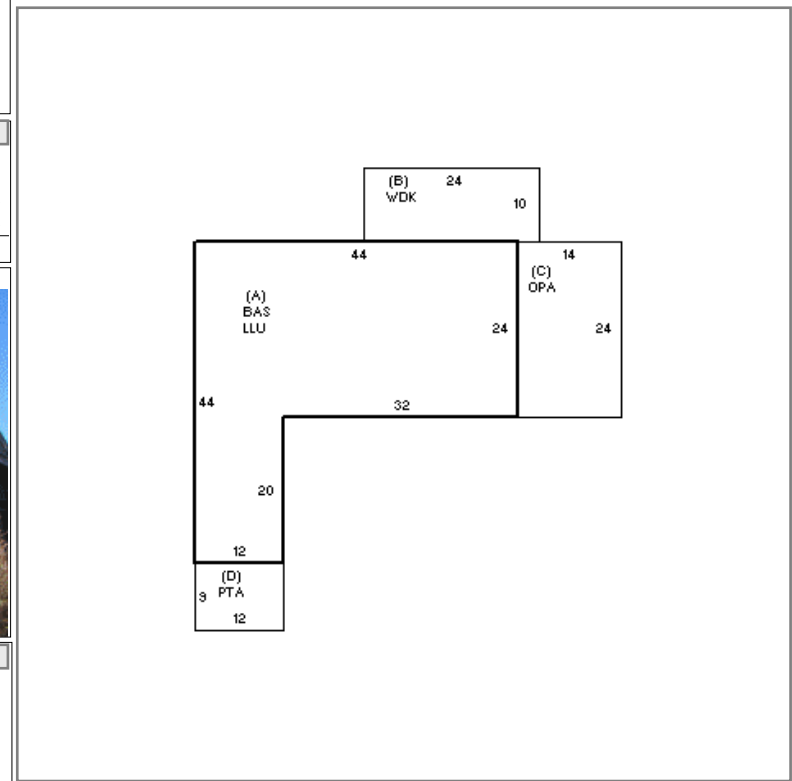
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CURRENT OWNER		PARCEL ID		LOCATION								
MODIN BRIAN & KAREN JANE 41 HOWES ROAD BREWSTER, MA 02631		74-35-0		41 HOWES ROAD								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
MODIN BRIAN & KAREN JANE		02/27/2020	H	1 32720-139								
CRESSWELL WARREN S		09/24/2015	QS	370,000 29159-76								
NOLAN SCOTT & GIANNINO AL		08/12/2010	F	1 24748-126								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	15	1.00	15A	1.00	A	1.00				318,760

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 %
414	05/15/2013	7	ALTERATIONS	7,965	08/21/2014	RJM	100 100
NP		12	CYCLICAL NON		11/08/2011	MR	100 100
		12	CYCLICAL NON		11/17/2003	JB	100 100
46	02/14/1996	5	OTHER	600	03/01/1997		100 100
281	06/01/1995	2	ADD	6,000	03/01/1997	BC	100 100

TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	N O T E				LAND	318,800	300,700
St Ind	SHEEP POND EST.		LAND	348,600	329,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	667,400	629,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/5/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/8/2011	MR
STYLE	1	1.00	RANCH [100%]	REVIEW	11/8/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	458,696															
NET AREA	1,296	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	1,296		77.00	99,792																	
\$NLA(RCN)	\$354	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,296	1981	246.50	319,464																	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		39.20	9,408																	
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	336		50.00	16,800																	
				FLOOR COVER	2	SOFTWOOD	1.00	D	PTA	N	PATIO	108		15.90	1,717																	
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415																	
				HEATING/COOL	1	FORCED AIR	1.00																									
				FUEL SOURCE	1	OIL	1.00																									
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