

Key: 5687

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.905

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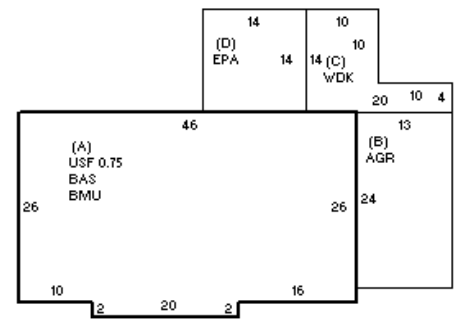
CURRENT OWNER										PARCEL ID				LOCATION			
NIQUETTE MICHAEL S & DEBORAH J 389 SHEEP POND DRIVE BREWSTER, MA 02631										85-3-0				389 SHEEP POND DRIVE			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
NIQUETTE MICHAEL S & DEBO										07/19/2004		A		1 18842-319			
FAHY AUDREY G &										02/25/1998		A		1 11243-160			
FAHY JOHN & AUDREY										07/05/1977		XX		7,750 2540-159			
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,100	15	1.00	15A 1.00	A 1.00	328,800	2.80	A 1.00	R04	1.50	318,930					

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	%
886	11/26/2012	7	ALTERATIONS	16,175	02/07/2013	SF	100	100
586	09/19/2007	12	CYCLICAL NON		11/15/2011	MR	100	100
		7	ALTERATIONS				100	100
165	04/02/1998	12	CYCLICAL NON		03/01/2004	JB	100	100
		2	ADD	40,000	07/07/1999	JB	100	100

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TOTAL	15,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	N O T E				LAND	318,900	300,900
St Ind	SHEEP POND EST.		LAND	545,100	521,200			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
			TOTAL	865,500	823,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	8X12		96	22.01	1,500



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BUILDING	CD	ADJ	DESC	MEASURE	3/10/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/1/1996	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	11/9/2021	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
IN-LAW APT

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	672,941		
NET AREA	2,163	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,236		60.97	75,357	CONDITION ELEM	CD		
\$NLA(RCN)	\$311	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,236	1994	276.57	341,844	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	927	1998	204.17	189,268	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	312		47.39	14,786	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	180		43.98	7,917	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	196		85.80	16,818	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	F21	O	O	FPL 2S 1OP	1		11,389.40	11,389				
				FUEL SOURCE	2	GAS	1.00	KIT	O	O	XTRA KITCHEN	1		2,434.70	2,435				
																		EFF.YR/AGE	1996 / 27
																		COND	19 19 %
																		FUNC	0
																		ECON	0
																		DEPR	19 % GD 81
																		RCNLD	\$545,100