Key: 5689

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,907

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALKER NANCY L TRUSTEE THE NANCY L WALKER 2017 LIVING TRUST 25 QUAIL HOLLOW ROAD BREWSTER, MA 02631	85-14-0	25 QUAIL HOLLOW ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALKER NANCY L TRUSTEE	05/30/2017	F	1	30518-202
WALKER NANCY L	03/16/1979	A	21,418	2886-234

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

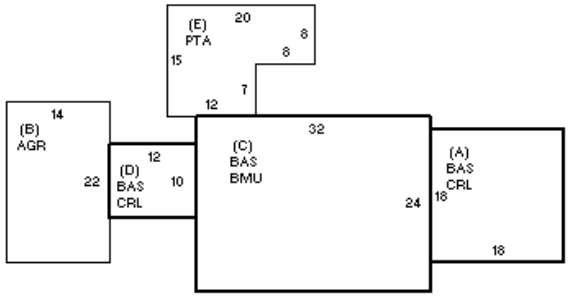
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
601	06/26/2019	7	ALTERATIONS	1,479	07/23/2019	TCK	100	100
240	03/22/2018	77	SOLAR PANELS	17,000	07/23/2019	TCK	100	100
		12	CYCLICAL NON		11/08/2011	MR	100	100
412	07/12/2004	7	ALTERATIONS	7,800			100	100
		12	CYCLICAL NON		11/18/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,904	15 1.00	15A 1.00	A 1.00	328,800	1.54	A 1.00	R04 1.50			371,730

TOTAL	31,904 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE	COMBINED WITH M34 PARCEL 164 FOR F/Y 2004 -- PLAN BOOK 574/7		
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	371,700	350,700
BUILDING	273,200	258,000
DETACHED	0	0
OTHER	0	0
TOTAL	**644,900**	**608,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/04/2021

BUILDING

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

MEASURE	3/4/2021	NF
LIST	11/8/2011	MR
REVIEW	11/8/2021	EMZ

BLDG COMMENTS

13 SOLAR PANELS
INFO @ DOOR 3/4/21

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,212	DETAIL ADJ	1.000
$NLA(RCN)	$327	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,034
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	324		31.28	10,133
+	BAS	L	BASE AREA	1,212	1971	253.89	307,721
B	AGR	N	ATT GARAGE	308		43.50	13,399
C	BMU	N	BSMT UNFINISHED	768		64.17	49,285
D	CRL	N	BSMT CRAWL	120		31.28	3,753
E	PTA	N	PATIO	244		14.74	3,597

TOTAL RCN	395,922

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

EFF.YR/AGE	1971 / 52		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$273,200		