Key: 5690

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,908

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TSHONAS JOHN C & KATHLEEN M 21 CAPTAIN FESSENDEN ROAD BREWSTER, MA 02631	85-16-0	21 CAPTAIN FESSENDEN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TSHONAS JOHN C & KATHLEEN	09/11/1992	QS	125,750	8199-179

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	%
192	03/11/2006	2	ADD	80,000	08/06/2007	JH	100	100
		12	CYCLICAL NON		11/18/2003	JB	100	100
204	04/27/1999	7	ALTERATIONS	2,600			100	100
124	04/06/1993	2	ADD	900	03/01/1994		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	15 1.00	15A 1.00	A 1.00	328,800	2.60	A 1.00	R04 1.50			323,510

TOTAL	16,500 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 15
St Ind	SHEEP POND EST.
Infl	AVERAGE

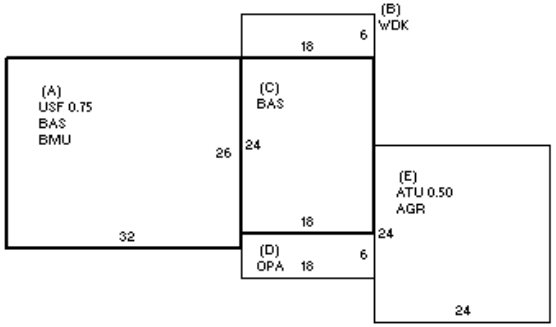
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	323,500	305,200
BUILDING	419,300	395,900
DETACHED	3,200	3,100
OTHER	0	0
TOTAL	**746,000**	**704,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	10X12	2002	120	21.39	2,100
PTD	A 1.00	30 0.70	16' ROUND		201	8.10	1,100

PHOTO 03/04/2021



BLDG COMMENTS

INFO @ DOOR 3/4/21

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/4/2021	NF
LIST	3/4/2021	EST
REVIEW	11/8/2021	EMZ

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,888	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		60.77	50,561
A	BAS	L	BASE AREA	832	1973	253.89	211,241
A	USF	L	UPPER STORY FIN	624	1973	189.36	118,163
B	WDK	N	WOOD DECK	108		40.38	4,361
C	BAS	L	BASE AREA	432	2006	253.89	109,683
D	OPA	N	OPEN PORCH	108		51.50	5,562
E	AGR	N	ATT GARAGE	576		39.07	22,502
E	ATU	N	ATTIC UNF	288		55.00	15,840
	GFP	O	GAS FIREPLACE	1		3,219.80	3,220
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	551,654

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

EFF.YR/AGE	1985 / 38		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD	$419,300		