Key: 5721

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,938

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN GEORGE M & ROBERTA A 16 QUAIL HOLLOW ROAD BREWSTER, MA 02631	85-27-0	16 QUAIL HOLLOW ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN GEORGE M & ROBER	06/24/1980	XX		3114-349

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	%
		12	CYCLICAL NON		11/08/2011	MR	100	100
461	08/22/2005	2	ADD	2,499	05/15/2006	JB	100	100
		12	CYCLICAL NON		11/18/2003	JB	100	100
546	09/15/1994	5	OTHER	800			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,681	15 1.00	15A 1.00	A 1.00	328,800	2.71	A 1.00	R04 1.50			320,650

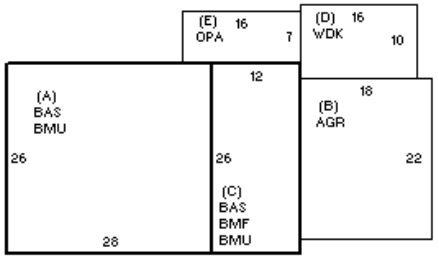
TOTAL	15,682 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	320,700	302,500
BUILDING	275,500	263,900
DETACHED	1,800	1,800
OTHER	0	0
TOTAL	**598,000**	**568,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	15 0.85	8X12	2006	96	22.01	1,800

PHOTO 03/04/2021



BLDG COMMENTS

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

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.000
$NLA(RCN)	$363	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	$11,232
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,040		54.20	56,373
+	BAS	L	BASE AREA	1,040	1980	250.84	260,872
B	AGR	N	ATT GARAGE	396		39.72	15,730
C	BMF	N	BSMT FINISH	312		38.72	12,081
D	WDK	N	WOOD DECK	160		37.63	6,021
E	OPA	N	OPEN PORCH	112		48.00	5,376
	F11	O	FPL 1S 1OP	1		7,331.50	7,332
	ODS	O	OUTDOOR SHOWER	1		2,318.40	2,318

TOTAL RCN	377,335

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

EFF.YR/AGE	1980 / 43		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$275,500		