

Key: 5841

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.065

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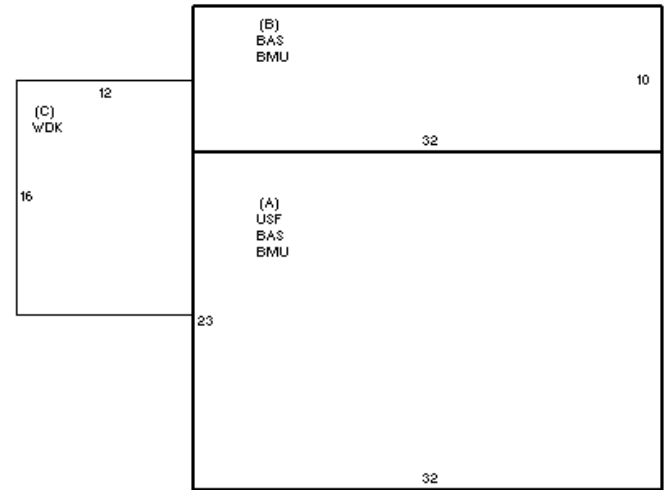
CURRENT OWNER		PARCEL ID		LOCATION	
CALHOUN LUCAS & CALHOUN CHARLES 309 GREAT FIELDS ROAD BREWSTER, MA 02631		46-28-0		309 GREAT FIELDS ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		01/06/2023	H	545,000	35582-182
		06/18/1985	XX		4586-154

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 %
24-495	07/26/2024	7	ALTERATIONS	16,500			0 0
23-1125	10/30/2023	7	ALTERATIONS	5,739	05/31/2024	TCK	100 100
23-1069	10/05/2023	7	ALTERATIONS	8,000	05/31/2024	TCK	100 100
23-1070	10/05/2023	3	OUT BUILDING	2,400	05/31/2024	TCK	100 100
	01/06/2023	16	MLS REVIEW	545,000	02/26/2024	JMG	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	A 1.00	A 1.00	219,200	1.00	A 1.00	RM3 1.00			303,350
300	A	0.032	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	RM3 1.00			380

TOTAL	1.409 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	303,700	286,600
St Ind	AVERAGE		BUILDING	356,400	367,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	660,100	654,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/13/2017	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/12/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	509,129			
NET AREA	1,792	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,056		59.29	62,606	CONDITION ELEM	CD			
\$NLA(RCN)	\$284	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,056	1986	274.35	289,718	EXTERIOR	F			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	736	1986	193.04	142,078	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	192		41.16	7,902	KITCHEN	F			
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	F			
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A			
				HEATING/COOL	2	HOT WATER	1.00													
				FUEL SOURCE	1	OIL	1.00													
																		EFF.YR/AGE	1973 / 50	
																		COND	30 30 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	30 % GD 70	
																		RCNLD	\$356,400	