

Key: 5863

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.088

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
SOUDER NANCY K TRUSTEE NANCY K SOUDER FAMILY TRUST 351 RUN HILL ROAD BREWSTER, MA 02631		45-10-0		351 RUN HILL ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SOUDER NANCY K TRUSTEE		07/23/2018	F	100	31419-169
SOUDER NANCY K & BARRETT		03/03/1992	A	100	7899-305

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 %
24-650	07/26/2024	7	ALTERATIONS	24,564			0 0
23-724	07/05/2023	77	SOLAR PANELS	11,985	07/02/2024	TCK	100 100
23-538	04/25/2023	7	ALTERATIONS	10,722	07/02/2024	TCK	100 100
292	04/11/2016	7	ALTERATIONS	3,800	03/27/2017	NF	100 100
409	08/12/1996	2	ADD	60,000	03/01/1997	BC	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	12N 1.00	A 1.00	195,636	1.00	15	0.85	PV1 1.05	270,740
300	A	0.943	12	1.00	12N 1.00	A 1.00	12,600	1.00	A	1.00	PV1 1.05	11,880
350	A	0.020	12	1.00	12N 1.00	A 1.00	2,100	1.00	A	1.00	TWP 1.00	40

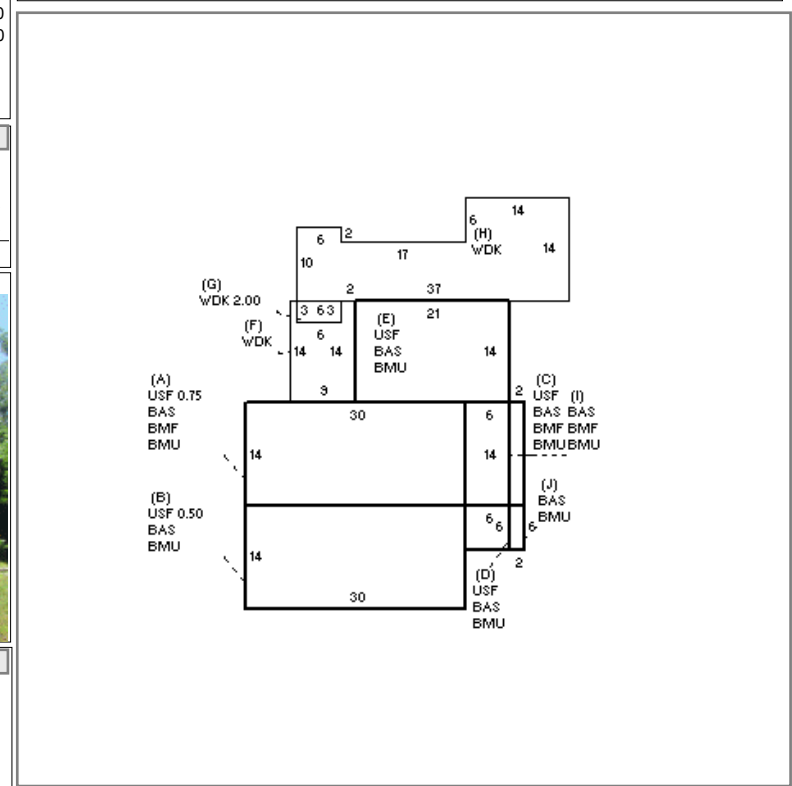
TOTAL	2.340 Acres		ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		N	Includes 1/2 interest in Common Area 45-9 & 45-12; see covenant Bk2550 Pg133; POND VIEW			LAND	282,700	266,700
St Ind	MILL POND		O	T=SHAPE/POWER LINES FY2020 Wetlands per Plan Bk 318 Pg 68			BUILDING	598,500	565,300
Infl	AVERAGE		T				DETACHED	1,100	1,100
			E				OTHER	0	0
							TOTAL	882,300	833,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10X10		100	22.01	1,100



BUILDING	CD	ADJ	DESC	MEASURE	1/8/2008	JH
MODEL	1		RESIDENTIAL	LIST	1/8/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	7/25/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
17 SOLAR PANELS



YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	831,260		
NET AREA	2,233	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,294		72.05	93,238				
\$NLA(RCN)	\$372	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	532		53.48	28,453				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,294	1977	326.86	422,956	EXTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	939	1977	241.30	226,576	INTERIOR	A		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	536		51.98	27,861	KITCHEN	A		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		13,460.20	13,460	BATHS	A		
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		3,202.30	3,202	HEAT/ELEC	A		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1977 / 46
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$598,500