

Key: 5910

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.138

LEG  
AL  
LAND

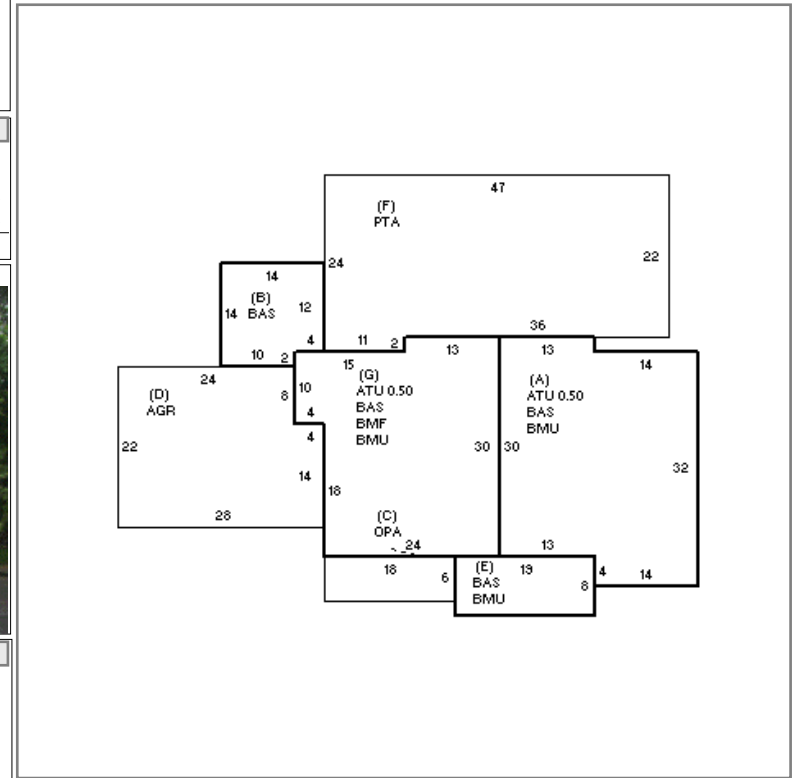
CURRENT OWNER		PARCEL ID		LOCATION	
HORNE ANDREW R & EILEEN 50 FOX CROSSING ROAD BREWSTER, MA 02631		64-12-0		50 FOX CROSSING ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HORNE ANDREW R & EILEEN		10/02/2008	H	510,000	(187066)
MERKEL NANCY V TRUSTEE		04/07/2008	DC		(DOC# 1,086,815)
MERKEL HARRY H & NANCY V		05/07/1998	QS	59,750	(148418)

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 %
23-855	07/28/2023	7	ALTERATIONS	22,850	06/06/2024	TCK	100 100
570	09/01/2020	7	ALTERATIONS	60,000	12/21/2020	NF	100 100
101	02/01/2019	7	ALTERATIONS	3,613	07/22/2019	NF	100 100
1084	12/21/2018	7	ALTERATIONS	1,100	07/22/2019	NF	100 100
1193	12/22/2016	7	ALTERATIONS	41,000	05/31/2018	NF	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	59,982	12 1.00	12H 1.00	A 1.00	252,080	1.00	A 1.00	R06	1.15		348,810

TOTAL	1.377 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	348,800	329,100
St Ind	POSSUM WOODS		BUILDING	865,300	816,900			
Infl	AVERAGE		DETACHED	1,900	1,900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,216,000</b>	<b>1,147,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12		96	22.01	1,900



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/21/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	6/14/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
BMF=FAM RM/EXERCISE RM (PER PLANS 2/22/21)

DETACHED

BU  
IL  
D  
IN  
G

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	865,277
NET AREA	1,916	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,728		68.49	118,357		
\$NLA(RCN)	\$452	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,728	1998	303.66	524,722		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	419		71.50	29,960		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	188	2017	303.66	57,088		
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	108		66.95	7,231		
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	584		50.79	29,659		
				HEATING/COOL	9	WARM/CL AIR	1.03	F	PTA	N	PATIO	1,056		15.97	16,862		
				FUEL SOURCE	2	GAS	1.00	G	BMF	N	BSMT FINISH	738		50.34	37,149		
								G	ATU	N	ATTIC UNF	369		71.50	26,385		
									GFP	O	GAS FIREPLACE	1		4,185.70	4,186		
									ODS	O	OUTDOOR SHOWER	1		3,233.70	3,234		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	E
																KITCHEN	E
																BATHS	E
																HEAT/ELEC	E
																EFF.YR/AGE	2023 / 0
																COND	0 0 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$865,300