

Key: 5914

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.142

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
CONWAY WILLIAM A & HIPPLER-CONWAY SHELLY 54 POSSUM WOOD ROAD BREWSTER, MA 02631		64-7-0		54 POSSUM WOOD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CONWAY WILLIAM A & CARDARELLI EVELYN S TRUS		09/21/2001	QS	575,000	(162855)
KLEIN SUSAN & PETER		11/04/1998	QS	87,000	(150780)
		04/06/1992	A	100	N/A-N/A

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 %
415	05/03/2019	7	ALTERATIONS	4,300	07/07/2020	MR	100 100
143	02/12/2007	10	INGROUND POO	20,000	07/25/2007	JH	100 100
709	10/04/2006	2	ADD	57,793	07/25/2007	JH	100 100
307	06/07/2005	3	OUT BUILDING	5,000	07/25/2007	JH	100 100

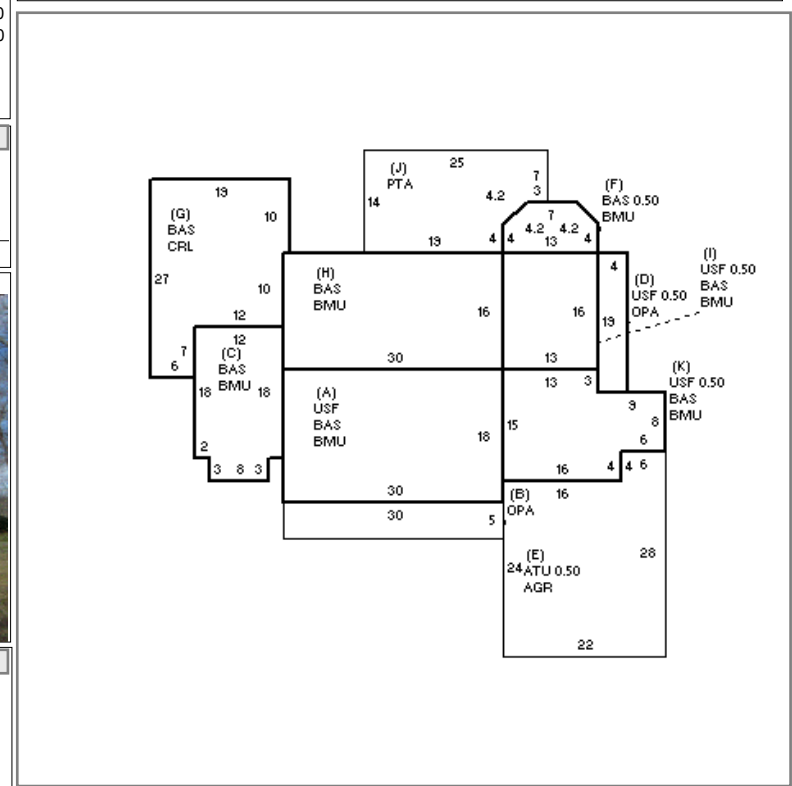
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	12	1.00	12H	1.00	A	1.00	252,080	1.00	A	1.00	R06	1.15	348,850
300	A	1,731	12	1.00	12H	1.00	A	1.00	13,800	1.00	A	1.00	R06	1.15	23,890
350	A	0.092	12	1.00	12H	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	190

TOTAL	3.200 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	372,900	351,800
St Ind	POSSUM WOODS		BUILDING	1,018,400	961,600			
Infl	AVERAGE		DETACHED	29,300	29,100			
						OTHER	0	0
						TOTAL	1,420,600	1,342,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12X16	2006	192 24.92	4,300
SHF	G	1.20	10 0.90	8X12	2007	96 26.41	2,300
IPV	G	1.20	10 0.90	18X36	2007	648 38.96	22,700



BLDG COMMENTS
GENERATOR



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/10/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/25/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	7/20/2020	MR
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	0.980
NET AREA	3,022	DETAIL ADJ	1.000
\$NLA(RCN)	\$387	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	\$17,304
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,829		72.26	132,165
EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,308	1998	321.55	420,593
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	822	1998	263.75	216,806
ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	226		72.47	16,378
FLOOR COVER	1	HARDWOOD	1.00	E	AGR	N	ATT GARAGE	552		54.97	30,345
INT FINISH	2	DRYWALL	1.00	E	ATU	N	ATTIC UNF	276		77.40	21,362
HEATING/COOL	2	HOT WATER	1.00	G	CRL	N	BSMT CRAWL	412		44.01	18,132
FUEL SOURCE	2	GAS	1.00	G	BAS	L	BASE AREA	412	2006	321.55	132,480
				H	BAS	L	BASE AREA	480	1998	321.55	154,346
				J	PTA	N	PATIO	313		19.59	6,131
				GFP	O		GAS FIREPLACE	1		4,530.90	4,531

TOTAL RCN	1,170,573
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2007 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$1,018,400