Key: 6108

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,342

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRENT CHRISTOPHER &	24-24-0	337 A P NEWCOMB ROAD
MITCHARD JACQUELYN G		
337 A P NEWCOMB ROAD		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRENT CHRISTOPHER &	09/17/2007	QS	425,000	22340-49
NEVIUS GARY D & CHERYL J	10/21/1987	XX		5984-162

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

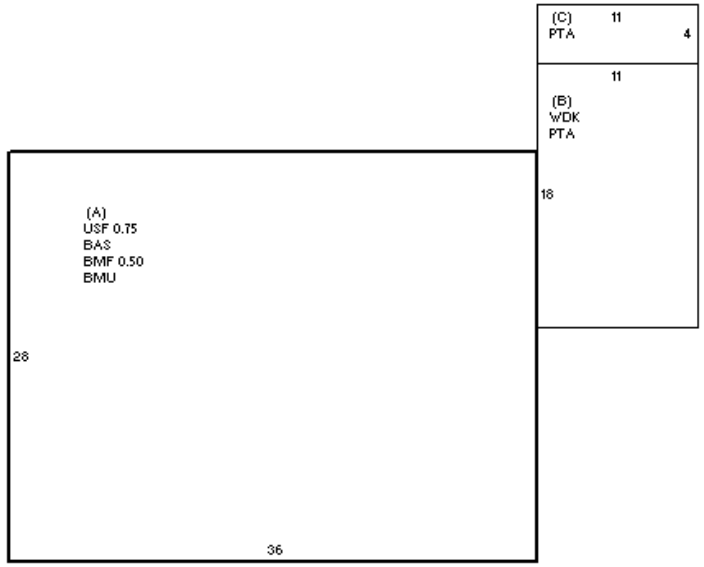
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
591	12/10/1993	5	OTHER	6,000	01/01/1995	RD	100	100
91	03/24/1992	2	ADD	12,000	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,000	12 1.00	12M 1.00	A 1.00	252,080	1.98	A 1.00	RM5 1.15			263,580

TOTAL	23,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	STONYBROOK				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	263,600	248,700
BUILDING	360,200	340,100
DETACHED	13,800	13,700
OTHER	0	0
TOTAL	**637,600**	**602,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G 1.20	20 0.80	18X22		396	38.16	12,100
SHF	A 1.00	30 0.70	8X14		112	21.39	1,700

PHOTO 10/31/2017

BLDG COMMENTS

BMF=FR, BDRM, OFFICE,
SCUTTLE ATTIC

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/31/2017	NF
LIST	10/31/2017	EST
REVIEW	11/22/2017	NF

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,764	DETAIL ADJ	1.000
$NLA(RCN)	$296	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	50	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		57.59	58,053
A	BMF	N	BSMT FINISH	504		41.14	20,736
A	BAS	L	BASE AREA	1,008	1971	266.52	268,648
A	USF	L	UPPER STORY FIN	756	1971	187.52	141,769
B	PTA	N	PATIO	198		15.41	3,051
B	WDK	N	WOOD DECK	198		39.99	7,917
C	PTA	N	PATIO	44		23.51	1,034
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	521,981

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

EFF.YR/AGE	1971 / 52	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$360,200