

Key: 6123

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.357

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
STEVENS DANIEL S & JUDY L TRUSTEES DAN AND JUDY STEVENS TRUST 203 LELAND ROAD BREWSTER, MA 02631		33-5-0	203 LELAND ROAD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
STEVENS DANIEL S & JUDY L		11/06/2023	F	100	(234385)
STEVENS JUDY L TRUSTEE		12/01/2015	O	635,000	(208125)
NELSON ROBERT H & BONNIE		07/22/1999	N		(154081)

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 %
439	05/25/2022	7	ALTERATIONS		03/22/2023	TCK	100 100
280	04/05/2022	7	ALTERATIONS	45,000	03/22/2023	TCK	100 100
226	03/21/2022	3	OUT BUILDING	24,980	03/22/2023	TCK	100 100
949	10/30/2019	7	ALTERATIONS	12,000	07/10/2020	MR	100 100
830	09/25/2019	7	ALTERATIONS	2,500	07/10/2020	MR	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,500	12	1.00	12F 1.00 A	1.00	354,008	1.68	15	0.85 PF4	1.90	388,770

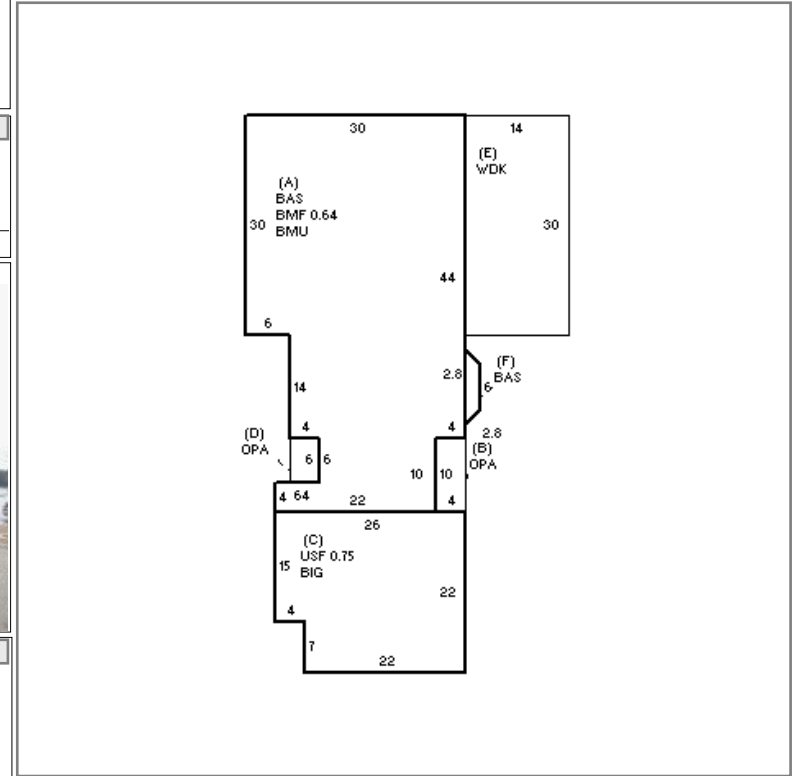
TOTAL	28,500 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	T=EASMT LOT 7 LCP# 23236-B			LAND	388,800	366,800
St Ind	LELAND/CRANE		BUILDING	642,200	613,100			
Infl	AVERAGE		DETACHED	5,600	5,500			
			OTHER	0	0			
						TOTAL	1,036,600	985,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 01 1.00	14X20	2022	280	19.84	5,600



BUILDING	CD	ADJ	DESC	MEASURE	1/11/2008	JH
MODEL	1		RESIDENTIAL	LIST	1/11/2008	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	4/8/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
28 SOLAR PANELS



YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,844	DETAIL ADJ	1.000
\$NLA(RCN)	\$375	OVERALL	0.960
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	\$11,981	
GARAGE SPACES	0	1.00	
% BSMT FIN	75	1.00	
# 1/2 BATHS	1	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	A	BMU	N	BSMT UNFINISHED	1,420		60.63	86,091
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	909		41.01	37,279
ROOF SHAPE	6	SALTBOX	1.00	+	OPA	N	OPEN PORCH	64		57.60	3,686
ROOF COVER	1	ASPH/CMP SH	1.00	C	BIG	N	BUILT-IN GARAGE	544		57.34	31,190
FLOOR COVER	3	W/W CARPET	1.00	C	USF	L	UPPER STORY FIN	408	1988	213.95	87,293
INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	420		45.16	18,967
HEATING/COOL	16	FHA+DCTLS AC	1.01	+	BAS	L	BASE AREA	1,436	1988	278.29	399,623
FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		11,694.00	11,694
					ODS	O	OUTDOOR SHOWER	1		2,782.10	2,782

TOTAL RCN	690,586
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	E
BATHS	E
HEAT/ELEC	A
EFF.YR/AGE	2016 / 7
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$642,200