

Key: 6136

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.370

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRATTVET ROBERT T & ESCOBAR KADRI 21 JOHN WINGS LANE BREWSTER, MA 02631				23-41-0				21 JOHN WINGS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRATTVET ROBERT T & DODD MARGARET M TRUSTEE				12/22/2003	QS	400,000	18058-346				
KERRIGAN JOHN P & MARGARE				09/18/2003	A	1	17662-098				
				05/09/1975	XX	13,000	2180-228				

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	%
NP		12	CYCLICAL NON		12/28/2007	JH	100	100

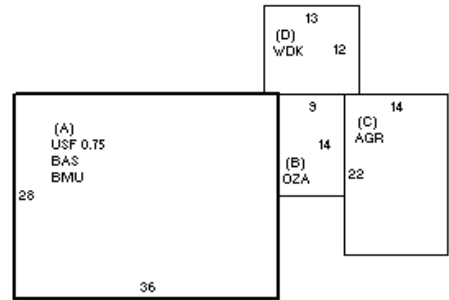
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,710	12	1.00	12E 1.00 A 1.00	274,000	2.70	A	1.00	PV6	1.25	267,290

TOTAL	15,710 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE POND VIEW	LAND	267,300	252,200			
St Ind	CANOE POND		BUILDING	393,400	376,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	660,700	628,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
HATCH TO ATTIC



BUILDING	CD	ADJ	DESC	MEASURE	10/19/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/19/2017	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/20/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		60.98	61,468	
\$NLA(RCN)	\$310	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,008	1978	282.19	284,450	
CAPACITY			UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	756	1978	198.56	150,108
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	B	OZA	N	OPEN BREEZEWAY	126		50.33	6,342	
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	308		45.62	14,050	
BEDROOMS	2	1.00		INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	156		42.33	6,604	
BATHROOMS	2	1.00		HEATING/COOL	9	WARM/CL AIR	1.03	F21	O	FPL 2S 1OP	1		10,963.10	10,963		
FIXTURES	7	\$9,828		FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1		2,608.20	2,608		
GARAGE SPACES	1	1.00														
% BSMT FIN	0	1.00														
# 1/2 BATHS	0	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	546,422
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1978 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$393,400