

Key: 617

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 636

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SHEFF DOUGLAS K C/O 351 POINT OF ROCKS LLC 63 ATLANTIC AVENUE UNIT 8B/9C BOSTON, MA 02110				79-23-0				351 POINT OF ROCKS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
351 POINT OF ROCKS LLC				09/05/2024	B	10	36551-64				
SHEFF DOUGLAS K				06/26/2023	QS	2,150,000	35860-279				
HEINTZELMAN PROPERTIES L				03/06/2015	QS	1,310,000	28724-28				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
248	06/26/2023	16	MLS REVIEW	2,150,000	05/14/2024	JMG	100
383	03/19/2019	7	ALTERATIONS	5,000	07/09/2020	NF	100
638	07/03/2001	5	OTHER	5,000	09/12/2007	RJM	100
646	10/30/2000	1	NEW CONSTRUCT	197,500	04/21/2001	LB	100
	10/30/2000	5	OTHER	1,000	04/21/2001	LB	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	12,200	5	1.00	A	1.00	A	1.00	2,104,320	3.37	20	0.80	BSB	12.00		1,984,510

TOTAL	12,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE T=ABUTS TOWN LANDING + SLOPE/VIEW OBST	LAND	1,984,500	1,855,700			
St Ind	AVERAGE		BUILDING	474,600	423,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL				2,459,100	2,279,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
BMF=FAM RM (PER PLANS 7/29/20)

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2020	NF
MODEL	1		RESIDENTIAL	LIST	5/14/2024	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/14/2024	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	539,341
NET AREA	1,339	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	756		83.43	63,070		
\$NLA(RCN)	\$403	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	324		54.01	17,498		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	756	2001	389.48	294,443		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	583	2001	248.68	144,983		
				FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	108		52.49	5,669		
				INT FINISH	3	WD PANEL	1.00		GEN	O	GENERATOR	1		0.00			
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		ODS	O	OUTDOOR SHOWER	1		3,233.70	3,234		
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	G
																BATHS	G
																HEAT/ELEC	A
																EFF.YR/AGE	2009 / 14
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$474,600

