Key: 6210

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,443

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KETT JEFFREY T & LAURA WATSON 1 PUNKHORN CORNERS ROAD BREWSTER, MA 02631	4-16-0	1 PUNKHORN CORNERS ROAD REAR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KETT JEFFREY T & LAURA WA	01/09/2004	QS	547,000	18109-042
STRUMSKI JOSEPH JR	02/07/1997	QS	193,000	10603-226
PETER & ROSEMARY JOHNSTON	10/28/1993	QS	190,000	8856-295

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	%
259	03/29/2018	7	ALTERATIONS	510	07/10/2019	NF	100	100
464	08/26/2008	7	ALTERATIONS	10,000	03/13/2009	JH	100	100
NP		12	CYCLICAL NON		02/19/2008	JH	100	100

LAND

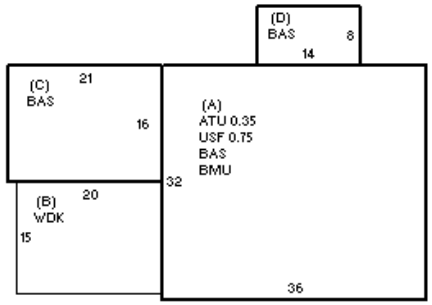
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	A 1.00	A 1.00	219,200	1.00	A 1.00	R03 1.00			303,350
300	A	3.423	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	R03 1.00			41,080

TOTAL 4.800 Acres ZONING RL FRNT 0

Nbhd	NBHD 12
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	344,400	324,900
BUILDING	674,200	636,400
DETACHED	6,100	6,000
OTHER	0	0
TOTAL	**1,024,700**	**967,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	24X20		480	18.29	4,400
SHF	- 0.90	60 0.40	10X21		210	17.86	1,500
SHF	- 0.90	80 0.20	4X10		40	20.65	200

PHOTO 07/10/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/30/2018	NF
LIST	1/30/2018	EST
REVIEW	12/16/2019	MR

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	2,464	DETAIL ADJ	1.000
$NLA(RCN)	$370	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$8,957
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,152		77.81	89,632
A	USF	L	UPPER STORY FIN	864	1977	250.76	216,655
A	ATU	N	ATTIC UNF	403		73.58	29,655
B	WDK	N	WOOD DECK	300		54.02	16,205
+	BAS	L	BASE AREA	1,600	1977	332.88	532,614
	F21	O	FPL 2S 1OP	1		13,988.10	13,988
	ODS	O	OUTDOOR SHOWER	1		3,327.90	3,328

TOTAL RCN 911,033

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

EFF.YR/AGE 1981 / 42

COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74

RCNLD $674,200