

Key: 6215

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.448

LEGAL

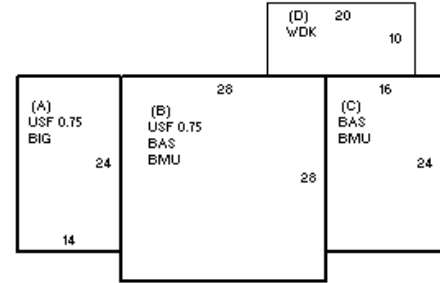
CURRENT OWNER				PARCEL ID				LOCATION				
SIMS ANDREW & CHRISTIN R 131 POND VIEW DRIVE BREWSTER, MA 02631				4-19-0				131 POND VIEW DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SIMS ANDREW & CHRISTIN R				12/19/2008	QS	440,000	(187588)					
FRAGOMENI THOMAS P & LISA				12/01/1999	QS	270,000	(155708)					
CLARK GREGORY M & DIANNE				11/22/1996	QS	60,000	(142758)					
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	0.073	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	R03	1.00		880

LAND

TOTAL	1.450 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	304,200	287,000
St Ind	AVERAGE		BUILDING	467,800	441,700			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
TOTAL						773,800	730,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X12	2013	120	21.39	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/13/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/13/2018	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/13/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	570,542		
NET AREA	2,008	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	BIG	N	BUILT-IN GARAGE	336		55.28	18,573	CONDITION ELEM	CD		
\$NLA(RCN)	\$284	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	840	1997	185.61	155,913	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,168		57.59	67,268	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	784	1997	258.97	203,035	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	C	BAS	L	BASE AREA	384	1997	258.97	99,446	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	200		39.98	7,997	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	F21	O		FPL 2S 10P	1		10,354.00	10,354				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1997 / 26
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$467,800