

Key: 6217

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.450

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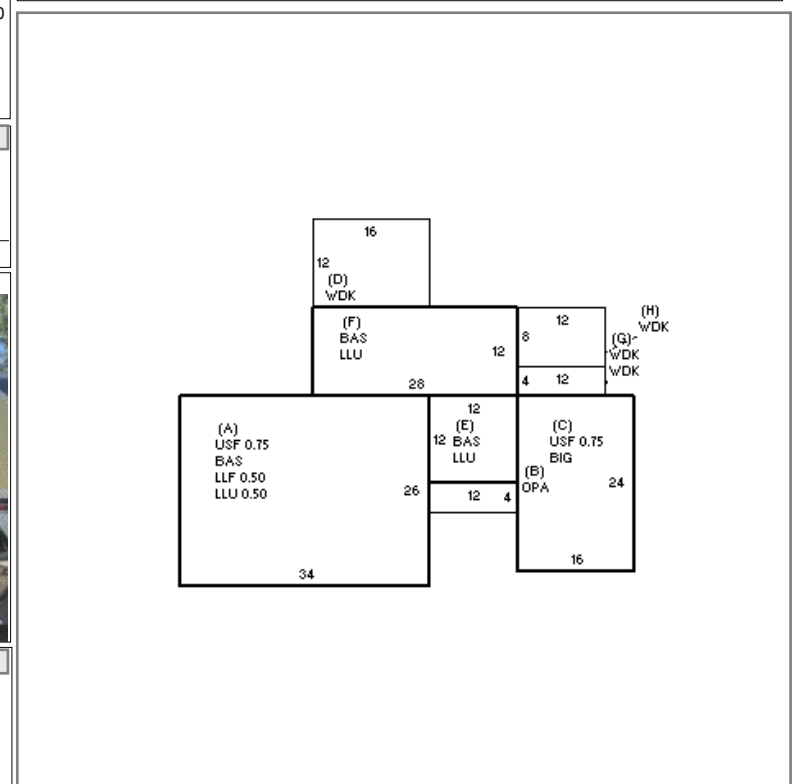
CURRENT OWNER				PARCEL ID				LOCATION				
MACKENZIE NEIL D & MAUREEN F 161 POND VIEW DRIVE BREWSTER, MA 02631				4-21-0				161 POND VIEW DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MACKENZIE NEIL D & MAUREE				04/09/1993	P	45,000	(129787)					
NEIL & MAUREEN MACKENZIE				02/06/1992	C	1	N/A-N/A					
JAMES J HIGGINS				04/30/1991	O	1	N/A-N/A					
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	0.063	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	R03	1.00		760

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	%
23-873	09/06/2023	7	ALTERATIONS	19,460	07/01/2024	TCK	100	100
23-919	08/28/2023	7	ALTERATIONS	6,809	07/01/2024	TCK	100	100
675	07/29/2021	7	ALTERATIONS	38,919	05/06/2022	TCK	100	100
83	01/27/2021	7	ALTERATIONS	8,000	05/06/2022	TCK	100	100
676	10/06/2020	2	ADD	175,000	05/06/2022	TCK	100	100

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TOTAL	1.440 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E				LAND	304,100	286,900
St Ind	AVERAGE		LAND	713,100	673,300			
Infl	AVERAGE		DETACHED	28,900	28,500			
			OTHER	0	0			
						TOTAL	1,046,100	988,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
OPA	A	1.00	30 0.70 5X6		30	18.50	400
SHF	A	1.00	01 1.00 12X16	192	2,020	14.11	28,500



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BUILDING	CD	ADJ	DESC	MEASURE	2/13/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/6/2022	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/25/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
LLF= FAMILY ROOM
INFO @ DOOR 5/6/2022

YEAR BLT	1993	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	750,650	
NET AREA	2,757	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	922		88.09	81,221			
\$NLA(RCN)	\$272	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	442	1993	144.87	64,035			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,028	1993	261.12	268,429			
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	663	1993	192.76	127,801			
				FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	48		52.96	2,542			
				INT FINISH	2	DRYWALL	1.00	C	BIG	N	BUILT-IN GARAGE	384		56.24	21,595			
				HEATING/COOL	11	HTWT/CL AIR	1.05	C	USF	L	UPPER STORY FIN	288	2020	192.76	55,516			
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	384		41.53	15,946			
								F	BAS	L	BASE AREA	336	2020	261.12	87,736			
								F21	O	FPL 2S 1OP	1		10,753.00	10,753				
								GEN	O	GENERATOR	1		0.00					
								ODS	O	OUTDOOR SHOWER	1		2,558.20	2,558				
																EFF.YR/AGE	2018 / 5	
																COND	5 5 %	
																FUNC	0	
																ECON	0	
																DEPR	5 % GD 95	
																RCNLD	\$713,100	