

Key: 6222

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.455

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RAWLINS CAROL A 214 POND VIEW DRIVE BREWSTER, MA 02631				13-77-0				214 POND VIEW DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAWLINS CAROL A				06/20/2003	DC		(DOC#926,133)				
RAWLINS PHILIP & CAROL A				05/24/1991	QS	57,000	(123406)				
HOELZER ARTHUR C JR				04/30/1991	O	1	(123189)				


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	%
23-48	01/20/2023	7	ALTERATIONS	21,418	07/01/2024	TCK	100	100
979	12/01/2022	77	SOLAR PANELS	44,517	03/23/2023	TCK	100	100
445	05/23/2018	7	ALTERATIONS	5,000	07/10/2019	NF	100	100
580	07/01/2016	7	ALTERATIONS	7,600	03/06/2017	NF	100	100
885	10/28/2014	7	ALTERATIONS	15,000	06/22/2015	MW	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	0.213	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00		2,560

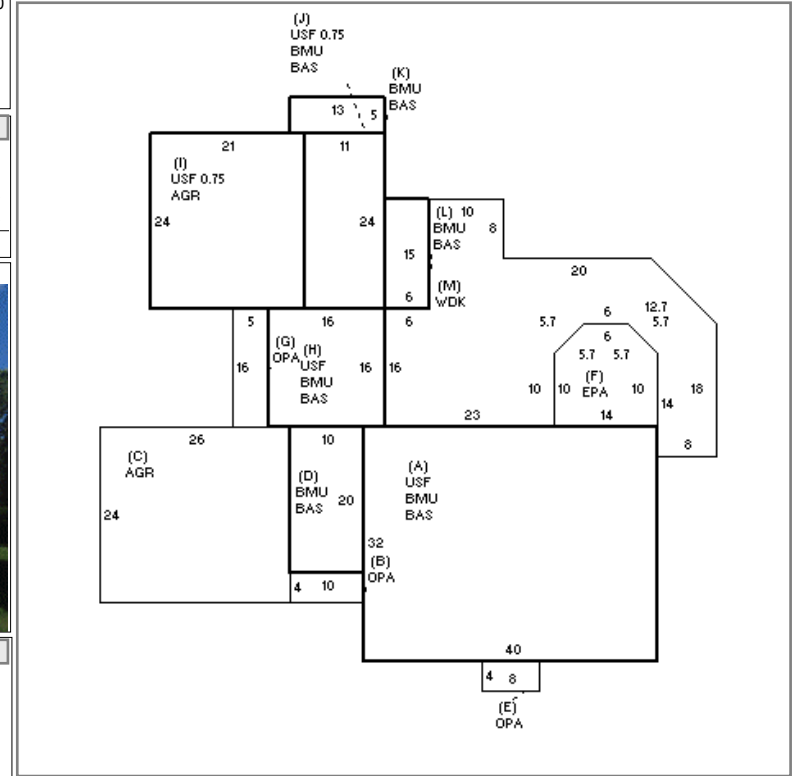
DETACHED

TOTAL	1.590 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	305,900	288,600
St Ind	AVERAGE		LAND BUILDING	960,700	897,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,266,600	1,185,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/01/2024
									

BUILDING	CD	ADJ	DESC	MEASURE	5/3/2005	JB
MODEL	1		RESIDENTIAL	LIST	3/23/2023	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/25/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,130,257
NET AREA	4,267	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,480	1991	242.87	359,445		
\$NLA(RCN)	\$265	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	2,155		54.94	118,385		
CAPACITY				UNITS				ADJ				RCN					
STORIES	2	1.00		ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	1,280	1991	160.19	205,045		
ROOMS	16	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	152		54.74	8,320		
BEDROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	624		40.58	25,321		
BATHROOMS	5	1.00		INT FINISH	2	DRYWALL	1.00	F	EPA	N	ENCLOSED PORCH	180		83.72	15,069		
FIXTURES	19	\$27,876		HEATING/COOL	9	WARM/CL AIR	1.03	+	BAS	L	BASE AREA	675	2004	242.87	163,936		
GARAGE SPACES	0	1.00		FUEL SOURCE	2	GAS	1.00	+	USF	L	UPPER STORY FIN	832	2004	160.19	133,280		
% BSMT FIN	0	1.00						I	AGR	N	ATT GARAGE	504		42.47	21,403		
# 1/2 BATHS	1	1.00						M	WDK	N	WOOD DECK	885		42.91	37,978		
# OF UNITS	2	.95							F21	O	FPL 2S 1OP	1		11,697.60	11,698		
									KIT	O	XTRA KITCHEN	1		2,500.60	2,501		



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

EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85

RCNLD	\$960,700
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