

Key: 6226

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.459

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
CURNAN PATRICIA 118 POND VIEW DRIVE BREWSTER, MA 02631										4-24-0				118 POND VIEW DRIVE			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
CURNAN PATRICIA										10/05/2012		QS		350,000		(198387)	
FYFE JEAN Y TRUSTEE										08/09/1995		F		100		(137948)	
JEAN Y FYFE										08/16/1993		P		57,000		N/A-N/A	


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	%
22-1082	01/04/2023	7	ALTERATIONS	4,000	07/01/2024	TCK	100	100
296	05/17/2002	2	ADD	9,600	06/16/2003	TN	100	100
15	01/06/1994	5	OTHER	5,500	01/01/1995	RD	100	100
623	12/23/1993	5	OTHER	2,800	01/01/1995	RD	100	100
489	10/27/1993	1	NEW CONSTRUC	95,000	01/01/1995	RD	100	100

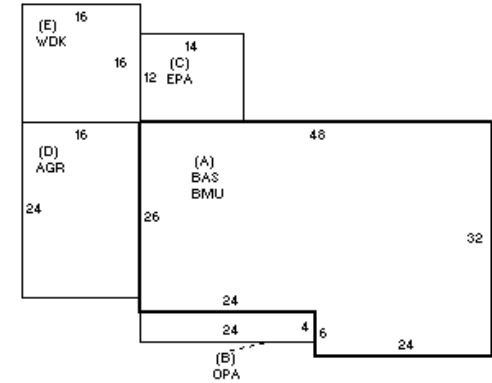
LAND

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	197,280	1.00	10 0.90	R03	1.00		273,010
300	A	0.273	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	R03	1.00		3,280

TOTAL	1.650 Acres		ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		N O T E	TOPO=SHAPE			LAND	276,300	260,700
St Ind	AVERAGE			LAND BUILDING	395,700	378,300			
Infl	AVERAGE			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	672,000	639,000			

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/13/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/27/2008	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	7/25/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	494,597
NET AREA	1,392	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,392		55.97	77,909		
\$NLA(RCN)	\$355	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,392	1994	253.89	353,422		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	96		51.50	4,944		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	EPA	N	ENCLOSED PORCH	168		78.77	13,233		
				FLOOR COVER	2	SOFTWOOD	1.00	D	AGR	N	ATT GARAGE	384		42.62	16,365		
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	256		40.38	10,336		
				HEATING/COOL	9	WARM/CL AIR	1.03	F11	O	FPL 1S 1OP	1			7,866.10	7,866		
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1			2,487.50	2,488		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1994 / 29
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$395,700