Key: 6376

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,607

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY WILLIAM G & DIANE C 95 SLOUGH ROAD BREWSTER, MA 02631	12-6-0	95 SLOUGH ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY WILLIAM G & DIANE	11/15/2002	QS	420,000	15923-278
NOSHER RITA K	11/05/1999	N	359,000	12649-257
LADD WILLIAM C & CHRISTEN	05/04/1990	A	1	7149-302

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 3

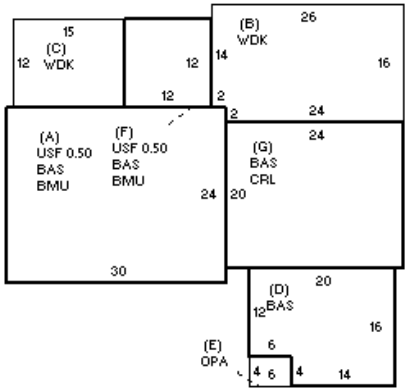
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
512	06/03/2021	7	ALTERATIONS	10,000	03/23/2023	TCK	100	100
183	03/06/2018	7	ALTERATIONS	10,000	08/16/2018	NF	100	100
261	04/18/2012	11	CHANGE OF US	35,000	08/14/2014	RJM	100	100
468	09/01/2011	1	NEW CONSTRUC	25,000	08/16/2018	NF	100	100
558	10/17/2008	7	ALTERATIONS	2,000	03/13/2009	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	RM3	1.00			303,350
300	A	0.043	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	RM3	1.00			520

TOTAL	1.420 Acres	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	303,900	286,700
BUILDING	529,200	506,000
DETACHED	3,700	3,600
OTHER	190,300	182,000
TOTAL	**1,027,100**	**978,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STB	G 1.20	30 0.70	12X20	2007	240	21.96	3,700

PHOTO 05/10/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/12/2017	NF
LIST	12/12/2017	EST
REVIEW	4/8/2023	EMZ

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,072	DETAIL ADJ	1.000
$NLA(RCN)	$323	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	7	$10,511
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	864		68.15	58,877
+	BAS	L	BASE AREA	1,344	1985	273.32	367,341
+	USF	L	UPPER STORY FIN	432	1985	214.51	92,669
+	WDK	N	WOOD DECK	592		45.28	26,803
D	BAS	L	BASE AREA	296	2004	273.32	80,902
E	OPA	N	OPEN PORCH	24		57.75	1,386
G	CRL	N	BSMT CRAWL	480		35.07	16,834
	F21	O	FPL 2S 1OP	1		11,724.40	11,724
	ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789

TOTAL RCN	669,836

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

EFF.YR/AGE	1991 / 32		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$529,200

Key: 6376

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,608

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY WILLIAM G & DIANE C 95 SLOUGH ROAD BREWSTER, MA 02631	12-6-0	95 SLOUGH ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		2	2 of 3

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

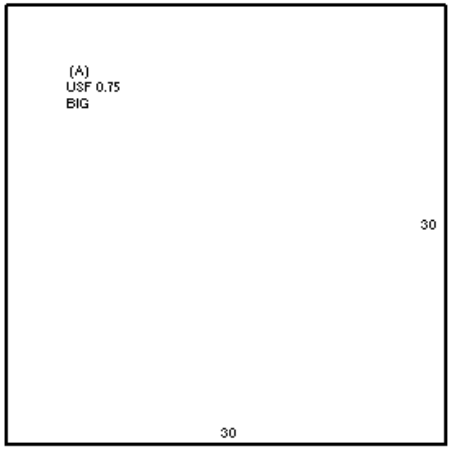
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	106,600	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/23/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	17	0.90	GAR/QTRS [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/12/2017	NF
LIST	12/12/2017	EST
REVIEW	4/8/2023	EMZ

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	675	DETAIL ADJ	1.000
$NLA(RCN)	$202	OVERALL	0.800

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,120
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	900		38.05	34,242
A	USF	L	UPPER STORY FIN	675	1990	147.08	99,278

TOTAL RCN	136,639

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

EFF.YR/AGE	1990 / 33	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$106,600

Key: 6376

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,609

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY WILLIAM G & DIANE C 95 SLOUGH ROAD BREWSTER, MA 02631	12-6-0	95 SLOUGH ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		3	3 of 3

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

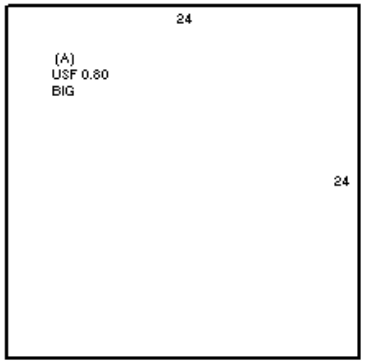
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	83,700	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/10/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	17	0.90	GAR/QTRS [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/12/2017	NF
LIST	5/10/2022	EST
REVIEW	4/8/2023	EMZ

BLDG COMMENTS

INFO @ DOOR 5/10/2022

YEAR BLT	2011	SIZE ADJ	1.000
NET AREA	461	DETAIL ADJ	1.000
$NLA(RCN)	$204	OVERALL	0.800

CAPACITY	UNITS	ADJ
STORIES	1.8	1.00
ROOMS	2	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,120
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	6	OTHER	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	576		38.93	22,424
A	USF	L	UPPER STORY FIN	461	2011	148.58	68,495

TOTAL RCN	94,039
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2011 / 12		
COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89
RCNLD			$83,700