

Key: 6403

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.636


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CURRENT OWNER						PARCEL ID						LOCATION									
<b>BRAND ADAM J TRUSTEE &amp; BRAND JANE T TRUSTEE</b> <b>35 TOWER AVENUE</b> <b>NEEDHAM, MA 02494</b>						12-45-0						150 OLD RED TOP ROAD									
						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)				
						BRAND ADAM J TRUSTEE & BRAND ADAM J & JANE TREEN						09/27/2023	F	100	36002-201						
						BRAND ADAM J & JANE TREEN						05/12/2011	QS	389,000	25444-152						
						PHILLIPS JONATHAN R &						03/10/2010	F	1	24412-167						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE									
100	S	20,617	12	1.00	A	1.00	A	1.00			219,200	2.16	A	1.00	R03	1.00					224,200

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TOTAL	20,617 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	224,200	211,200
St Ind	AVERAGE		BUILDING	471,000	422,900			
Infl	AVERAGE		DETACHED	2,800	2,800			
			OTHER	0	0			
						TOTAL	698,000	636,900

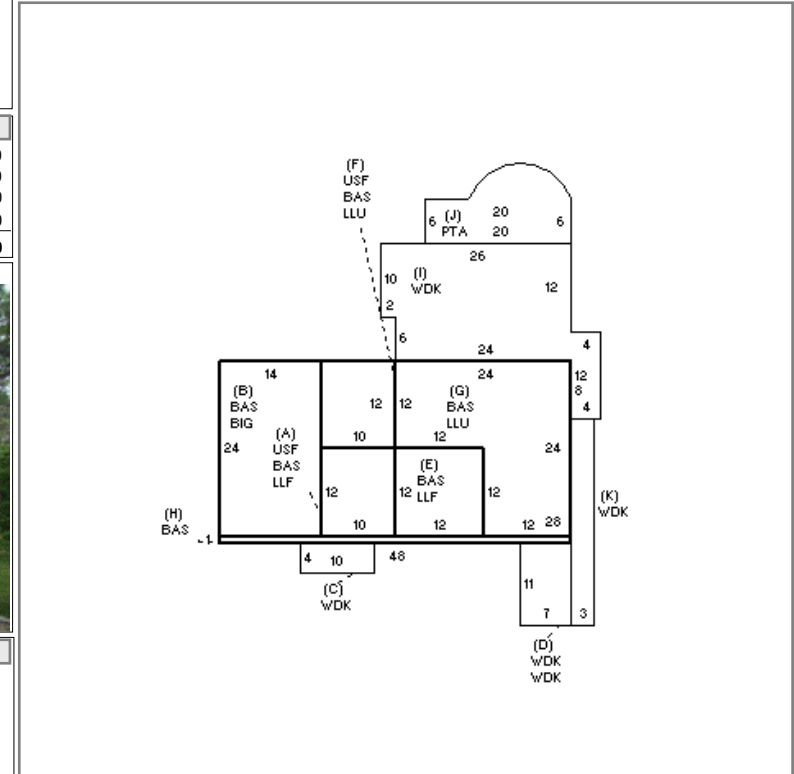
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/14/2024
HTB	A	1.00	30 0.70		1	4,058.10	2,800		

BUILDING	CD	ADJ	DESC	MEASURE	11/15/2017	NF
MODEL	1		RESIDENTIAL	LIST	2/4/2008	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	596,192		
NET AREA	1,704	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	264	1975	169.78	44,821	CONDITION ELEM CD			
\$NLA(RCN)	\$350	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,200	1975	304.67	365,609	EXTERIOR	A		
				ROOF SHAPE	4	FLAT/SHED	1.00	+	USF	L	UPPER STORY FIN	240	1975	222.87	53,489	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BIG	N	BUILT-IN GARAGE	336		65.03	21,851	KITCHEN	G		
				FLOOR COVER	6	OTHER	1.00	+	WDK	N	WOOD DECK	730		47.04	34,339	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	+	LLU	N	LOWER LEVEL UNF	552		107.18	59,166	HEAT/ELEC	G		
				HEATING/COOL	11	HTWT/CL AIR	1.05	J	PTA	N	PATIO	171		18.13	3,100				
				FUEL SOURCE	1	OIL	1.00		GEN	O	GENERATOR	1		0.00					
												ODS	O	OUTDOOR SHOWER	1	2,898.00	2,898		
														EFF.YR/AGE	1991 / 32				
														COND	21 21 %				
														FUNC	0				
														ECON	0				
														DEPR	21 % GD		79		
														RCNLD	\$471,000				

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	%
23-1068	11/17/2023	14	CYCLICAL GRO	9,000	06/05/2024	TCK	100	100
23-925	08/31/2023	7	ALTERATIONS	5,800	06/05/2024	TCK	100	100
211	04/27/1998	5	OTHER	3,000	04/11/2000	LB	100	100
9	01/05/1994	2	ADD	5,000	04/11/2000	LB	100	100



BLDG COMMENTS