

Key: 6460

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.691

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CURRENT OWNER		PARCEL ID		LOCATION	
MINCE JENNIFER L & NANCY L 112 STURBRIDGE WAY BREWSTER, MA 02631		13-58-0		112 STURBRIDGE WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MINCE JENNIFER L & NANCY		07/15/2022	QS	585,000	(230520)
BARTIMOLE THOMAS L & MARY		08/11/1993	QS	116,900	(131018)

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 %
22-844	11/07/2022	7	ALTERATIONS	3,705	06/06/2024	TCK	100 100
677	07/15/2022	15	SALE REVIEW	585,000	06/05/2023	JMG	100 100
	12/01/2010	2	ADD	26,000	03/21/2012	MR	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,165	12	1.00	12S 1.00 A 1.00	230,160	2.20	A	1.00	PV1 1.05		234,310

TOTAL	20,165 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	POND VIEW			LAND	234,300	221,100
St Ind	STURBRIDGE		LAND	344,700	306,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>579,000</b>	<b>527,300</b>

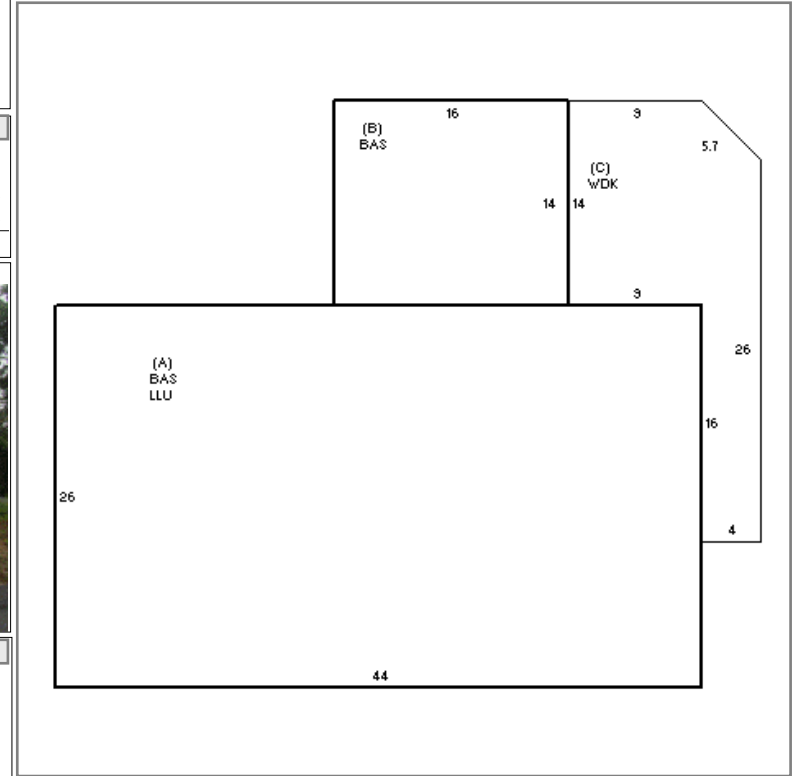
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC

BUILDING	CD	ADJ	DESC	MEASURE	11/9/2017	NF
MODEL	1		RESIDENTIAL	LIST	5/30/2018	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,368	DETAIL ADJ	1.000
\$NLA(RCN)	\$315	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,410	
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	1	HARDWOOD	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	LLU	N	LOWER LEVEL UNF	1,144		76.08	87,031
A	BAS	L	BASE AREA	1,144	1980	234.18	267,896
B	BAS	L	BASE AREA	224	2010	234.18	52,455
C	WDK	N	WOOD DECK	238		37.24	8,864
	F11	O	FPL 1S 10P	1		7,255.20	7,255

TOTAL RCN	430,912
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$344,700