Key: 6747

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,973

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERGUSON ARTHUR H TRUSTEE FERGUSON TRUST 37 AUTUMN COURT BREWSTER, MA 02631	44-16-0	37 AUTUMN COURT

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERGUSON ARTHUR H TRUSTEE	05/27/2021	F	1	(226411)
FERGUSON ARTHUR H & PATRI	09/30/2020	QS	555,000	(223900)
GRIFFIN STEPHEN B	05/04/2005	QS	645,000	(176613)

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	%
521	06/08/2021	7	ALTERATIONS	62,199	05/09/2022	TCK	100	100
	09/30/2020	16	MLS REVIEW	555,000	03/14/2021	JMG	100	100
NP		12	CYCLICAL NON		12/12/2007	REO	100	100
395	09/03/1993	5	OTHER	7,403			100	100
367	12/23/1991	1	NEW CONSTRUC	80,000	04/01/1994		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,400	12 1.00	12B 1.00	A 1.00	230,160	1.31	A 1.00	R05 1.05			278,740

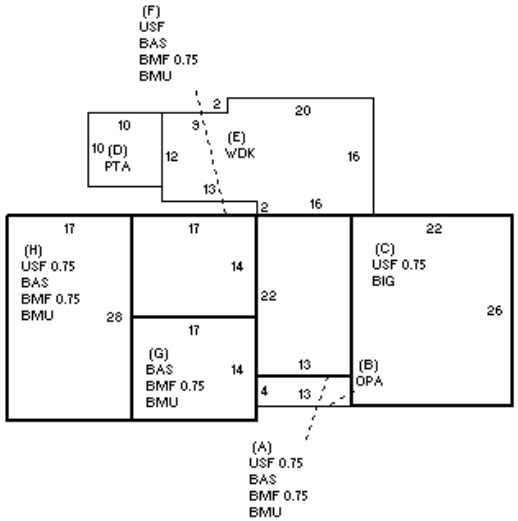
TOTAL	40,400 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	DEERFIELD SUB				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	278,700	263,000
BUILDING	552,100	521,300
DETACHED	10,700	10,600
OTHER	0	0
TOTAL	**841,500**	**794,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A 1.00	50 0.50	17 X 37		629	32.47	10,200
SHF	A 1.00	70 0.30	8X10		80	22.01	500

PHOTO 05/09/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/15/2018	NF
LIST	3/14/2021	EST
REVIEW	5/25/2022	MR

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	2,477	DETAIL ADJ	1.000
$NLA(RCN)	$282	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,282
GARAGE SPACES	2	1.00
% BSMT FIN	75	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,238		55.43	68,617
+	BMF	N	BSMT FINISH	929		36.31	33,733
+	BAS	L	BASE AREA	1,238	1991	251.43	311,270
+	USF	L	UPPER STORY FIN	1,239	1991	172.22	213,377
B	OPA	N	OPEN PORCH	52		51.00	2,652
C	BIG	N	BUILT-IN GARAGE	572		49.64	28,393
D	PTA	N	PATIO	100		18.66	1,866
E	WDK	N	WOOD DECK	420		39.98	16,793
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	698,801

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

EFF.YR/AGE	1991 / 32		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$552,100