

Key: 6816

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.043

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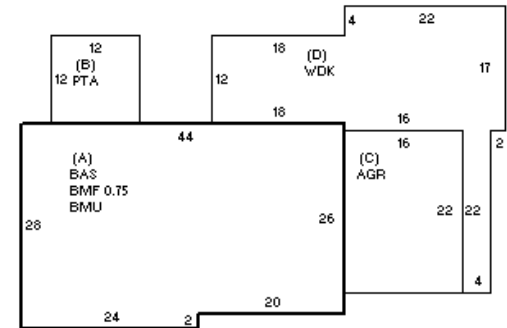
CURRENT OWNER		PARCEL ID	LOCATION		
MENANGAS KATHRYN L & GERARD L 659 GREAT FIELDS ROAD BREWSTER, MA 02631		53-13-0	659 GREAT FIELDS ROAD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MENANGAS KATHRYN L & GERA		05/01/2020	QS	389,000	(222410)
JENSETT CORPORATION		11/12/2019	N	245,000	(221085)
JACOBUS ROBERT T		05/01/2003	QS	240,000	(169038)

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 %
	05/01/2020	16	MLS REVIEW	389,000	01/28/2021	JMG	100 100
1042	11/25/2019	7	ALTERATIONS	1,500	07/08/2020	MR	100 100
1023	11/14/2019	7	ALTERATIONS	5,500	07/08/2020	MR	100 100
	11/12/2019	16	MLS REVIEW	245,000	07/17/2020	JMG	100 100
NP		12	CYCLICAL NON		06/22/2007	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	16,896	14	1.00	A	1.00	A	1.00	177,552	2.55	10	0.90	RM3	0.90		175,440

TOTAL	16,896 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	N O T E	T=SLOPE			LAND	175,400	165,500
St Ind	AVERAGE		BUILDING	385,600	368,700			
Infl	AVERAGE		DETACHED	2,800	2,800			
			OTHER	0	0			
TOTAL						563,800	537,000	

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



BLDG COMMENTS

BATH IN BMU (PER PLANS 7/21/20)

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BUILDING	CD	ADJ	DESC	MEASURE	9/7/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/7/2017	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/28/2021	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	464,542		
NET AREA	1,192	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,192		56.46	67,304	CONDITION ELEM	CD		
\$NLA(RCN)	\$390	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	894		35.60	31,826	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,192	1984	253.90	302,643	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	144		15.90	2,290	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	352		41.38	14,564	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	D	W/DK	N	WOOD DECK	678		39.20	26,578	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	F11	O		FPL 1S 10P	1		7,637.00	7,637				
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1999 / 24
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$385,600