

Key: 6841

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.068

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
KISSIDA JOHN E JR & JUSTIN TRUSTEES JEK FAMILY TRUST 110 DAMON ROAD BREWSTER, MA 02631		53-45-0		110 DAMON ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KISSIDA JOHN E JR & JUSTI		04/26/2013	H	1 (200154)	
KISSIDA JOHN E & DEBORAH		11/30/1990	QS	137,300	(122047)

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 %
345	05/15/2015	7	ALTERATIONS	2,400	05/04/2016	WFF	100 100
560	11/18/2010	2	ADD	80,000	01/13/2011	JH	100 100
268	04/23/2007	7	ALTERATIONS	9,350	06/20/2007	JH	100 100
280	05/23/2003	2	ADD	3,270	06/11/2004	WH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,560	14	1.00	A	1.00	A	1.00	252,080	1.82	A	1.00	R03	1.15			269,810

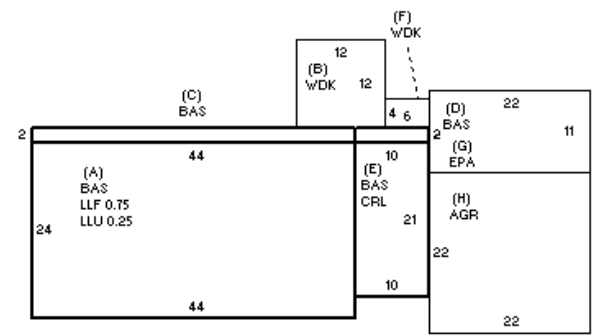
DETAILED

TOTAL	25,560 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE	LAND	269,800	276,700			
St Ind	AVERAGE		BUILDING	445,000	420,200			
Infl	AVERAGE		DETACHED	1,300	1,300			
			OTHER	0	0			
			TOTAL	716,100	698,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 10X12		120	21.39	1,300	08/08/2017



BLDG COMMENTS
LLF=FR/OFFICE/BATH



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2017	NF
MODEL	1		RESIDENTIAL	LIST	4/4/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	10/31/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

LAND

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	563,333
NET AREA	2,166	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	264		97.02	25,614		
\$NLA(RCN)	\$260	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	792	1983	138.65	109,811		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	168		41.16	6,915		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,374	1983	258.83	355,626		
				FLOOR COVER	1	HARDWOOD	1.00	E	CRL	N	BSMT CRAWL	210		31.89	6,696		
				INT FINISH	2	DRYWALL	1.00	G	EPA	N	ENCLOSED PORCH	242		76.07	18,410		
				HEATING/COOL	11	HTWT/CL AIR	1.05	H	AGR	N	ATT GARAGE	484		41.64	20,152		
				FUEL SOURCE	1	OIL	1.00	F11	O		FPL 1S 1OP	1		8,018.90	8,019		
								ODS	O		OUTDOOR SHOWER	1		2,535.80	2,536		

CONDITION ELEM	CD	
EXTERIOR		G
INTERIOR		G
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1991 / 32	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$445,000	