

Key: 6891

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.118

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COLLINS JOANNE R & MCKENNA MATTHEW J 42 FISHERMANS LANDING ROAD BREWSTER, MA 02631				62-30-0				42 FISHERMANS LANDING ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLLINS JOANNE R & DEGEN KIP E & DEGEN GARY				06/17/2002	O	300,000	(165617)				
DEGEN KIP E & DEGEN GARY				10/24/2001	H		(163197)				
DEGEN KIP E & DEGEN GARY				04/13/1995	H		(62384)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
885	09/29/2021	7	ALTERATIONS	51,866	04/22/2022	TCK	100	100
820	09/10/2021	7	ALTERATIONS	15,600	04/22/2022	TCK	100	100
1012	11/01/2016	7	ALTERATIONS	5,000	03/13/2017	NF	100	100
		12	CYCLICAL NON		05/30/2013	SF	100	100
196	04/23/2004	5	OTHER	8,000	04/30/2005	JB	100	100

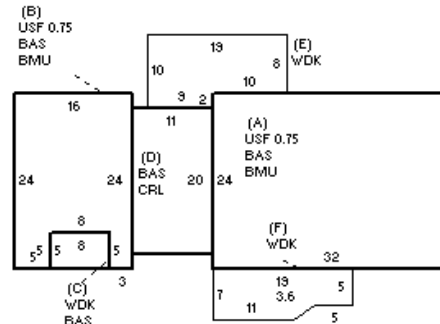
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	14,400	13	1.00	A	1.00	A	1.00	350,720	2.92	A	1.00	UPV	1.60		338,090

TOTAL	14,400 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE POND VIEW	LAND	338,100	319,000			
St Ind	AVERAGE		BUILDING	476,400	450,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		814,500	769,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/23/2021	TCK
MODEL	1		RESIDENTIAL	LIST	4/30/2005	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	4/29/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
IN-LAW APT  
INFO @ DOOR 1/23/2021

G

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	618,730		
NET AREA	2,206	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,112		60.42	67,182	CONDITION ELEM	CD		
\$NLA(RCN)	\$280	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	576	1971	184.97	106,545	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	564	2003	250.57	141,320	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	USF	L	UPPER STORY FIN	258	2003	184.97	47,723	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	808	1971	250.57	202,458	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	CRL	N	BSMT CRAWL	220		30.86	6,790	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05	+	WDK	N	WOOD DECK	330		39.85	13,149				
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	1		4,520.80	4,521				
									F21	O	FPL 2S 1OP	1		10,861.60	10,862				
									KIT	O	XTRA KITCHEN	1		2,321.90	2,322				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1987 / 36
STORIES		1.75	1.00															COND	23 23 %
ROOMS		10	1.00															FUNC	0
BEDROOMS		5	1.00															ECON	0
BATHROOMS		3	1.00															DEPR	23 % GD 77
FIXTURES		12	\$15,857															RCNLD	\$476,400
GARAGE SPACES		1	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		0	1.00																
# OF UNITS		2	.95																