

Key: 7214

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.443

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
REGOSIN INA S TRUSTEE GSIS REALTY TRUST 101 GREENLAWN AVENUE NEWTON, MA 02459				73-49-0				318 SHEEP POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REGOSIN INA S TRUSTEE				06/16/2004	QS	360,000	18723-53				
DAVIDSON PAMELA J				03/15/2002	H	197,000	14933-342				
MACKENZIE DONALD B				03/15/2002	DC		14933-346				

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	%
23-1319	02/02/2024	2	ADD	230,000				0 0
460	06/15/2015	5	OTHER	2,950	04/22/2016	WFF	100	100
431	06/12/2015	7	ALTERATIONS	20,000	03/03/2017	NF	100	100
		12	CYCLICAL NON		11/11/2011	MR	100	100
122	02/27/2008	2	ADD	110,000	04/20/2010	JH	100	100

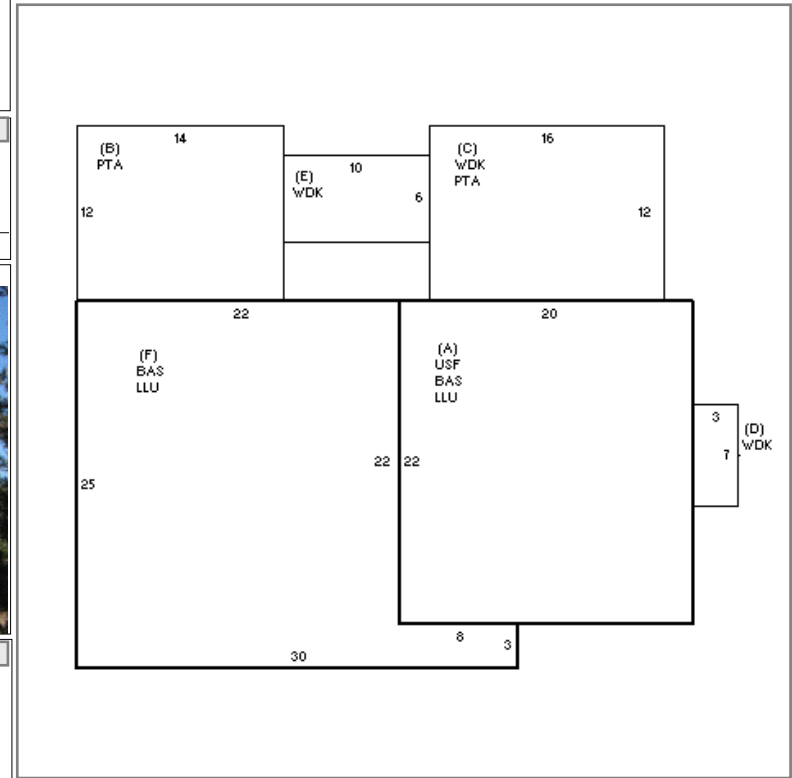
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,800	15 1.00	A 1.00	A 1.00	328,800	3.47	A 1.00	R04	1.50		308,710

TOTAL	11,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE	LAND	308,700	291,300			
St Ind	AVERAGE		BUILDING	385,800	364,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>694,500</b>	<b>655,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	INFO @ DOOR 3/9/21
---------------	--------------------



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/9/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/9/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	1,454	DETAIL ADJ	1.000
\$NLA(RCN)	\$345	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	\$10,010	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,014		88.09	89,321
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,014	1967	287.42	291,443
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	440	2008	204.30	89,891
ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	168		16.62	2,792
FLOOR COVER	1	HARDWOOD	1.00	C	PTA	N	PATIO	192		16.61	3,190
INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	273		43.12	11,772
HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		2,656.50	2,657
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	501,075
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$385,800