Key: 7265

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,494

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GUNN PETER J & BRIGID R 8 SHEEP POND CIRCLE BREWSTER, MA 02631	73-77-0	8 SHEEP POND CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GUNN PETER J & BRIGID R	07/21/2017	O	425,000	30642-17
GOSLIN JANICE L &	07/06/2016	F		29777-124
HARVEY JOHN L	01/03/1983	XX	35,000	3644-181

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

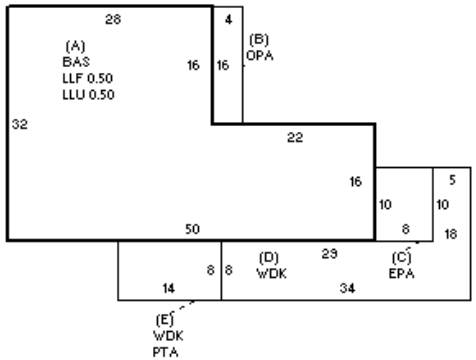
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR23-43	10/31/2023	3	OUT BUILDING	3,000	05/21/2024	TCK	100	100
470	06/01/2022	3	OUT BUILDING	104,800	03/01/2023	TCK	100	100
479	06/05/2018	7	ALTERATIONS	35,000	07/25/2019	NF	100	100
	07/21/2017	15	SALE REVIEW	425,000	07/16/2018	JMG	100	100
628	09/14/2006	7	ALTERATIONS	5,300	08/07/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,500	15 1.00	A 1.00	A 1.00	328,800	1.88	A 1.00	R04 1.50			348,260

TOTAL	24,500 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	348,300	328,600
BUILDING	407,000	389,400
DETACHED	29,500	18,900
OTHER	0	0
TOTAL	**784,800**	**736,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	30 0.70	8X8		64	11.70	500
GFU	A 1.00	01 1.00	24X24	2022	576	44.90	25,900
DDK	A 1.00	01 1.00	@ GFU 7X6	2022	42	12.50	500
SHF	A 1.00	01 1.00	10X12	2023	120	21.39	2,600

PHOTO 06/05/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/11/2021	NF
LIST	11/8/2019	NF
REVIEW	6/5/2024	EMZ

BLDG COMMENTS

ATTIC ACCESS=PULL-DOWN STAIRS
LLF=DEN/BR/BATH

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,872	DETAIL ADJ	1.000
$NLA(RCN)	$290	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,666
GARAGE SPACES	0	1.00
% BSMT FIN	50	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	624		95.81	59,787
A	LLF	L	LOWER LEVEL FIN	624	1984	146.71	91,544
A	BAS	L	BASE AREA	1,248	1984	273.86	341,779
B	OPA	N	OPEN PORCH	64		55.55	3,555
C	EPA	N	ENCLOSED PORCH	80		102.85	8,228
+	WDK	N	WOOD DECK	434		43.55	18,901
E	PTA	N	PATIO	112		17.67	1,979
	MST	O	MAS/METAL STACK	1		5,585.00	5,585
	ODS	O	OUTDOOR SHOWER	1		2,683.10	2,683

TOTAL RCN	542,708

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

EFF.YR/AGE	1984 / 39		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$407,000		