

Key: 7438

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.670

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD		
WHITCOMB JENNIFER A & WHITCOM CHARLES A III 76 AUNT SOPHIES ROAD BREWSTER, MA 02631				96-14-0				76 AUNT SOPHIES ROAD				1010	100	SINGLE FAMILY				1	1 of 1		
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
				WHITCOMB JENNIFER A & BARNES CHRISTOPHER & LAUR				08/14/2015	QS	356,250	29075-69		1127	12/27/2021	3	OUT BUILDING	22,177	04/18/2022	TCK	100	100
									498	06/01/2016	77	SOLAR PANELS CYCLICAL NON	12,000	04/10/2017	MR	100	100				
															05/22/2013	SF	100	100			

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,440	13 1.00	A 1.00	A 1.00	219,200	1.89	A 1.00	R03	1.00		232,020

TOTAL	24,440 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	232,000	218,900
St Ind	AVERAGE		LAND	403,300	385,800			
Infl	AVERAGE		DETACHED	4,000	3,900			
			OTHER	0	0			
			TOTAL	639,300	608,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 01 1.00	12X16	2021	192	20.77	4,000

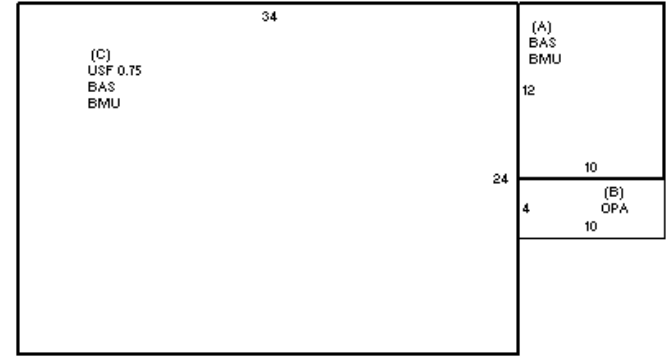


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/9/2020	REF
MODEL	1		RESIDENTIAL	LIST	10/9/2020	REF
STYLE	4	1.02	CAPE [100%]	REVIEW	4/28/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,548	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	936		69.44	64,999
\$NLA(RCN)	\$334	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	936	1986	313.34	293,287
				ROOF SHAPE	6	SALTBOX	1.00	B	OPA	N	OPEN PORCH	40		58.85	2,354
				ROOF COVER	1	ASPH/CMP SH	1.00	C	USF	L	UPPER STORY FIN	612	1986	216.39	132,430
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		11,947.70	11,948
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843
				HEATING/COOL	11	HTWT/CL AIR	1.05								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	517,041	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A



EFF. YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$403,300