

Key: 7440

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.672

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ALLEN KEITH B 120 AUNT SOPHIES ROAD BREWSTER, MA 02631				96-12-0				120 AUNT SOPHIES ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ALLEN KEITH B				04/26/2006	QS	387,500	20944-217					
POIRIER STEPHEN G & ANGEL				09/26/2003	QS	350,000	17708-103					
WILLIAMS ROBERT				04/22/1997	H	100	10709-025					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,499	13	1.00	A	1.00	A	1.00				215,670

TOTAL	16,509 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	215,700	203,500
St Ind	AVERAGE		LAND	353,400	338,000			
Infl	AVERAGE		DETACHED	19,400	19,200			
			OTHER	0	0			
						<b>TOTAL</b>	<b>588,500</b>	<b>560,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90 20X24	2014	480	44.90	19,400



BLDG COMMENTS  
INFO @ DOOR 10/9/20

BUILDING	CD	ADJ	DESC	MEASURE	10/9/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/22/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	1/12/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,512	DETAIL ADJ	1.000
\$NLA(RCN)	\$292	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,956
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	A	BMU	N	BSMT UNFINISHED	864		60.18	51,996
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	864	1990	281.60	243,304
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	648	1990	187.53	121,517
ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	288		14.60	4,203
FLOOR COVER	1	HARDWOOD	1.00	F21	O	O	FPL 2S 1OP	1		10,354.00	10,354
INT FINISH	2	DRYWALL	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,463.30	2,463
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	441,793
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$353,400

