

Key: 7577

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.803

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BENSON NORMA L & ROBERT O JR TRUSTEES C/O NIEZGODA BRIAN II & BENSON NICOLE 51 WHITE OAK TRAIL BREWSTER, MA 02631				96-159-0				51 WHITE OAK TRAIL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NIEZGODA BRIAN II & BENSON				05/29/2024	A	562,500	(236051)				
BENSON NORMA L & ROBERT O				02/01/2017	F	1	(212027)				
BENSON ROBERT O & NORMA L				08/28/1995	QS	127,000	(138076)				

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	%
23-840	08/08/2023	77	SOLAR PANELS	25,600	05/17/2024	TCK	100	100
182	03/04/2019	7	ALTERATIONS	2,246	07/13/2020	TCK	100	100
135	04/04/2011	7	ALTERATIONS	3,000	03/07/2012	MR	100	100
705	11/21/2005	7	ALTERATIONS	25,000	08/08/2007	JH	100	100
		12	CYCLICAL NON		07/02/2003	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	33,429	13	1.00	A	1.00	A	1.00	219,200	1.49	A	1.00	R02	1.00			250,850

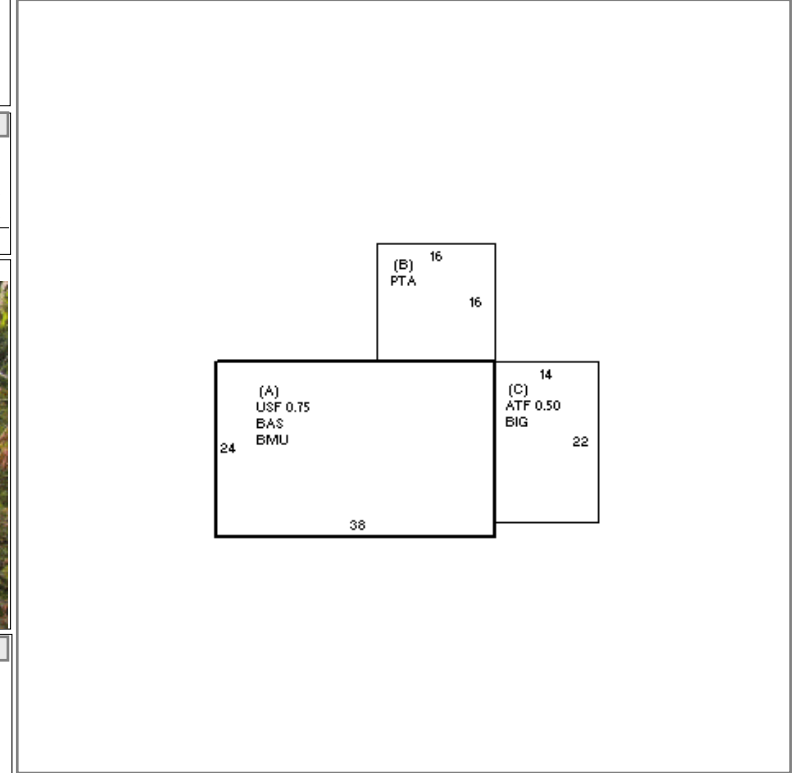
TOTAL	33,429 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	250,900	236,700
St Ind	AVERAGE		BUILDING	365,900	345,500			
Infl	AVERAGE		DETACHED	4,500	4,500			
			OTHER	0	0			
						TOTAL	621,300	586,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50		120	21.39	1,300
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2020	TCK
MODEL	1		RESIDENTIAL			
STYLE	4	1.02	CAPE [100%]	LIST	8/8/2007	JH
QUALITY	A	1.00	AVG [100%]	REVIEW	6/5/2024	EMZ
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
32 SOLAR PANELS



YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	508,177
NET AREA	1,596	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	912		63.13	57,575		
\$NLA(RCN)	\$318	OVERALL	1.070	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	912	1977	284.86	259,789		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	684	1977	196.72	134,555		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	256		15.31	3,919		
				FLOOR COVER	1	HARDWOOD	1.00	C	BIG	N	BUILT-IN GARAGE	308		57.99	17,860		
				INT FINISH	2	DRYWALL	1.00	C	ATF	N	ATTIC FINISH	154		82.39	12,688		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O	FPL 2S 1OP	1			10,861.60	10,862		
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1			2,584.10	2,584		

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

EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$365,900