Key: 7578

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,804

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PORTER FRANCES X 43 WHITE OAK TRAIL BREWSTER, MA 02631	96-158-0	43 WHITE OAK TRAIL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PORTER FRANCES X	10/27/2014	H	100	(204787)
YOUNG DAVID F & PORTER FR	06/03/1982	XX		(88809)

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

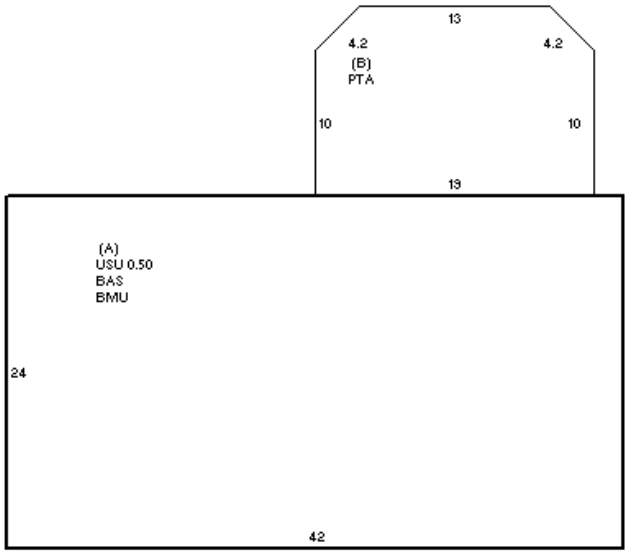
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		05/10/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,137	13 1.00	A 1.00	A 1.00	219,200	1.47	A 1.00	R02 1.00			252,470

TOTAL	34,137 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	252,500	238,200
BUILDING	280,200	268,200
DETACHED	1,700	1,700
OTHER	0	0
TOTAL	**534,400**	**508,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X12	2003	96	22.01	1,700

PHOTO 10/26/2020

BLDG COMMENTS

INFO @ DOOR 10/26/20

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/26/2020	TCK
LIST	7/2/2003	JB
REVIEW	12/11/2020	MR

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	1.000
$NLA(RCN)	$376	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,630
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		57.59	58,053
A	BAS	L	BASE AREA	1,008	1978	266.52	268,648
A	USU	N	UPPER STORY UNF	504		57.56	29,010
B	PTA	N	PATIO	238		14.60	3,474
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	378,632

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

EFF.YR/AGE	1981 / 42	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$280,200