Key: 7629

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,855

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRIEND JOHN & CHERI TRUSTEES 580 THOUSAND OAKS REALTY TRUST 580 THOUSAND OAKS DRIVE BREWSTER, MA 02631	96-121-0	580 THOUSAND OAKS DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRIEND JOHN & CHERI TRUST	04/19/2022	F	1	(229699)
FRIEND JOHN M & CHERI A	07/26/2019	QS	632,500	(220084)
MARCUS MYLES & SUSAN (LIF	08/10/2018	F	1	(216992)

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	%
23-1061	10/06/2023	7	ALTERATIONS	1,600	05/17/2024	TCK	100	100
282	03/26/2021	7	ALTERATIONS	8,742	04/15/2022	TCK	100	100
	07/26/2019	16	MLS REVIEW	632,500	06/11/2020	JMG	100	100
360	04/27/2016	7	ALTERATIONS	10,780	04/04/2017	NF	100	100
257	04/23/2015	7	ALTERATIONS	2,600	04/19/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,048	13 1.00	A 1.00	A 1.00	219,200	1.31	A 1.00	R02 1.00			264,650

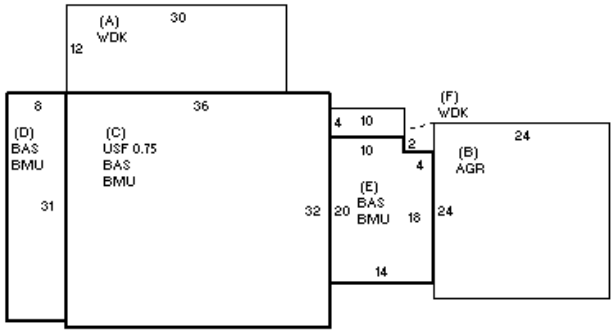
TOTAL	40,048 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	264,700	249,700
BUILDING	657,000	620,500
DETACHED	3,400	3,300
OTHER	0	0
TOTAL	**925,100**	**873,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X18	2010	180	20.77	3,400

PHOTO 06/05/2024



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/5/2020	TCK
LIST	1/19/2011	JH
REVIEW	6/5/2024	EMZ

BLDG COMMENTS

INFO @ DOOR 11/5/20

YEAR BLT	1991	SIZE ADJ	0.990
NET AREA	2,536	DETAIL ADJ	1.000
$NLA(RCN)	$320	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	$15,015
GARAGE SPACES	2	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	400		44.82	17,929
B	AGR	N	ATT GARAGE	576		43.37	24,981
+	BMU	N	BSMT UNFINISHED	1,672		58.49	97,797
+	BAS	L	BASE AREA	1,672	1991	270.59	452,420
C	USF	L	UPPER STORY FIN	864	1991	208.08	179,778
	F21	O	FPL 2S 1OP	1		11,607.20	11,607
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUTDOOR SHOWER	1		2,761.40	2,761
	WPL	O	WHIRLPOOL	1		8,843.40	8,843

TOTAL RCN	811,132

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

EFF.YR/AGE	1995 / 28		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$657,000