Key: 7656

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,883

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KLEIN MATTHEW A & SOFIYA P TRUSTEES 136 SYDNEY STREET UNIT 3 DORCHESTER, MA 02125	96-153-0	651 THOUSAND OAKS DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KLEIN MATTHEW A & SOFIYA	10/21/2021	F	1	(227959)
KLEIN MATTHEW A & SOFIYA	07/16/2020	QS	600,000	(223043)
AUSTIN STEPHEN K & FOX EL	07/10/2017	QS	540,000	(2213448)

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

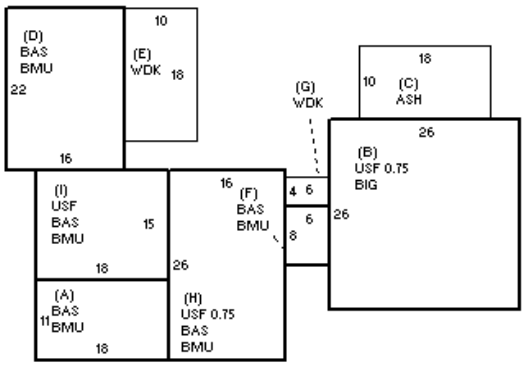
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	07/16/2020	16	MLS REVIEW	600,000	02/25/2021	JMG	100	100
	07/10/2017	16	MLS REVIEW	540,000	07/18/2018	JMG	100	100
		12	CYCLICAL NON		05/08/2013	SF	100	100
314	06/09/1998	5	OTHER	3,500	07/15/1999	JB	100	100
53	01/30/1998	2	ADD	45,000	07/15/1999	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,061	13 1.00	A 1.00	A 1.00	219,200	1.61	A 1.00	R02 1.00			244,020

TOTAL	30,061 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE	LOT 55 IS 1FT STRIP ON LCP# 38465-A-3		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	244,000	230,200
BUILDING	677,500	647,200
DETACHED	0	0
OTHER	0	0
TOTAL	**921,500**	**877,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/05/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/5/2020	TCK
LIST	5/15/2013	SF
REVIEW	12/22/2020	MR

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	2,373	DETAIL ADJ	1.000
$NLA(RCN)	$336	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,547
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,284		66.51	85,400
A	BAS	L	BASE AREA	198	1996	301.72	59,740
B	BIG	N	BUILT-IN GARAGE	676		58.21	39,350
+	USF	L	UPPER STORY FIN	1,089	1996	215.85	235,056
C	ASH	N	ATT SHED	180		32.31	5,816
D	BAS	L	BASE AREA	352	1998	301.72	106,204
+	WDK	N	WOOD DECK	204		47.98	9,788
+	BAS	L	BASE AREA	734	1996	301.72	221,460
	F11	O	FPL 1S 1OP	1		9,347.70	9,348
	F21	O	FPL 2S 1OP	1		12,424.80	12,425
	ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956

TOTAL RCN	797,090
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	$677,500