

Key: 7657

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.884

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRANCH JOHN C & SHANNON M TRUSTEES BRANCH REALTY TRUST 645 THOUSAND OAK DRIVE BREWSTER, MA 02631				96-152-0				645 THOUSAND OAKS DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRANCH JOHN C & SHANNON M				01/26/2021	F		1 (225185)				
BRANCH JOHN CHRISTOPHER & WATTS KATHLEEN E				07/18/2006	QS	375,000	(180626)				
				12/16/1999	QS	167,000	(155912)				

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	%
368	06/16/2000	12	CYCLICAL NON OUT BUILDING	1,400	05/03/2013	SF	100	100

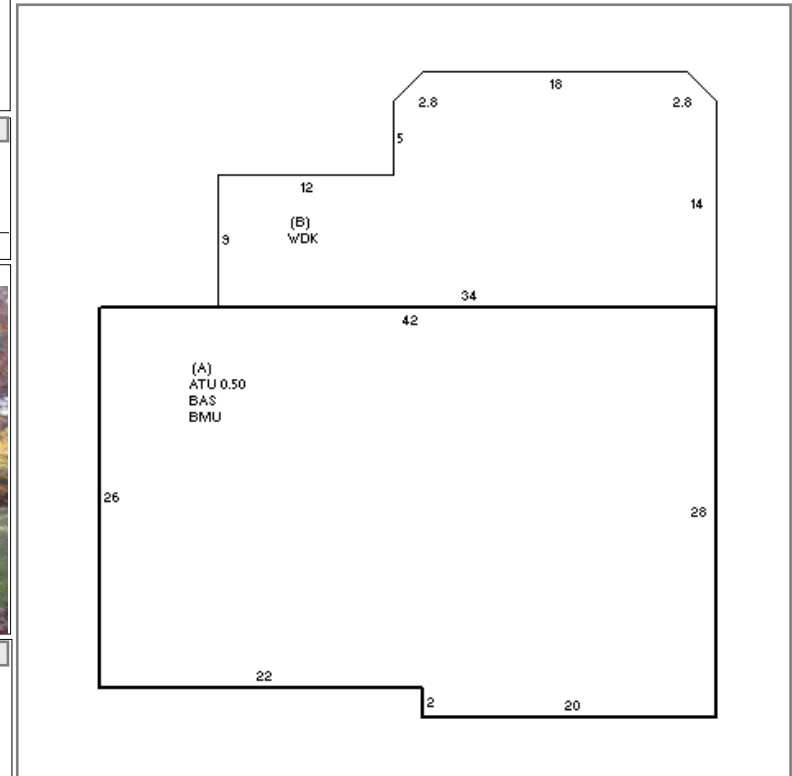
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,159	13	1.00	A	1.00	A	1.00				241,960

TOTAL	29,159 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	242,000	228,300			
St Ind	AVERAGE		BUILDING	375,700	354,600			
Infl	AVERAGE		DETACHED	2,000	2,000			
			OTHER	0	0			
			TOTAL	619,700	584,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X10	2000	100	22.01	2,000



BUILDING	CD	ADJ	DESC	MEASURE	5/3/2013	SF
MODEL	1		RESIDENTIAL	LIST	5/3/2013	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	2/9/2022	JMG
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,132	DETAIL ADJ	1.000
\$NLA(RCN)	\$437	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$4,680	
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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,132		67.76	76,699
A	BAS	L	BASE AREA	1,132	1985	304.67	344,891
A	ATU	N	ATTIC UNF	566		64.08	36,269
B	WDK	N	WOOD DECK	456		47.04	21,450
	BMG	O	BSMT GARAGE	2		3,712.20	7,424
	ODS	O	OUTDOOR SHOWER	1		2,898.00	2,898

TOTAL RCN	494,311
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF. YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$375,700