**Key: 7713**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,941

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MOORE DENIS H & ANNE C<br>6 QUASONS PATH<br>BREWSTER, MA 02631 | 95-107-0 | 6 QUASONS PATH |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MOORE DENIS H & ANNE C | 10/26/2007 | QS | 405,000 | (184455) |
| DAVIDSON JACK G & SHEILA | 06/09/1997 | QS | 143,000 | (144702) |

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

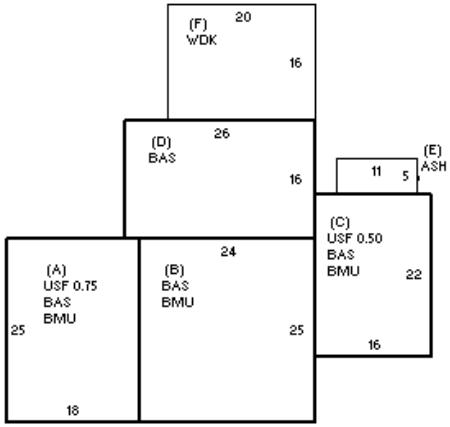
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 14 | CYCLICAL GRO | | 10/23/2020 | TCK | 100 | 100 |
| 681 | 09/06/2012 | 7 | ALTERATIONS | 1,675 | 02/08/2013 | MR | 100 | 100 |
| 490 | 08/13/2004 | 7 | ALTERATIONS | | | | 100 | 100 |
| 449 | 08/14/2003 | 7 | ALTERATIONS | 1,800 | | | 100 | 100 |
| 167 | 04/02/2001 | 2 | ADD | 40,000 | 06/06/2002 | LB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 25,053 | 13 1.00 | A 1.00 | A 1.00 | 219,200 | 1.85 | A 1.00 | R02 1.00 | | | 233,460 |

| TOTAL | 25,047 SF | ZONING | RL | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 233,500 | 220,300 |
| BUILDING | 499,600 | 471,800 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **733,100** | **692,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 10/23/2020

## 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 | 10/23/2020 | TCK |
|---|---|---|
| LIST | 10/23/2020 | EST |
| REVIEW | 12/11/2020 | MR |

BLDG COMMENTS

INFO @ DOOR (10/23/20)

| YEAR BLT | 1989 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,332 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $275 | OVERALL | 1.030 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 9 | $12,051 |
| GARAGE SPACES | 0 | 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 | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,402 | | 54.21 | 75,998 |
| + | USF | L | UPPER STORY FIN | 514 | 1989 | 191.30 | 98,326 |
| + | BAS | L | BASE AREA | 1,818 | 1989 | 238.66 | 433,887 |
| E | ASH | N | ATT SHED | 55 | | 28.82 | 1,585 |
| F | WDK | N | WOOD DECK | 320 | | 40.38 | 12,920 |
| | GFP | O | GAS FIREPLACE | 1 | | 3,219.80 | 3,220 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,487.50 | 2,488 |

| TOTAL RCN | 640,474 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1989 / 34 | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |
| RCNLD | | | $499,600 |