

Key: 7733

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.961

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FONTS CHRISTINA 22 JONATHANS WAY BREWSTER, MA 02631				94-60-0 22 JONATHANS WAY							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FONTS CHRISTINA				08/31/2021	QS	395,000	34428-108				
ERICKSON HELENA				03/05/2004	H	305,000	18289-030				
TWITE MARGARET T				03/31/1991	DC		1296-563				

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	%
23-172	04/27/2023	7	ALTERATIONS		05/20/2024	TCK	100	100
	08/31/2021	16	MLS REVIEW	395,000	05/12/2022	JMG	100	100
		12	CYCLICAL NON		02/19/2013	SF	100	100
434	07/20/2004	7	ALTERATIONS	8,000			100	100

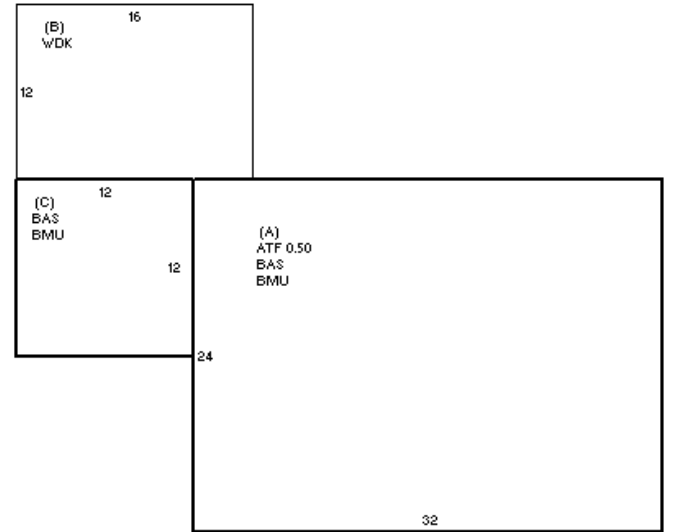
LEGAL LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,391	13	1.00	A	1.00	A	1.00	219,200	2.75	A	1.00	R02	1.00			213,120

TOTAL	15,391 SF	ZONING		RM		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	213,100	201,100					
St Ind	AVERAGE		BUILDING	230,600	217,600					
Infl	AVERAGE		DETACHED	4,400	4,400					
			OTHER	0	0					
			TOTAL	448,100	423,100					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	DATE
DGF	A	1.00	50 0.50 12X20		240	36.79	4,400		06/05/2024



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/28/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/5/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	354,701											
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	912		60.18	54,884	<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr><td>EXTERIOR</td><td>A</td></tr> <tr><td>INTERIOR</td><td>A</td></tr> <tr><td>KITCHEN</td><td>A</td></tr> <tr><td>BATHS</td><td>A</td></tr> <tr><td>HEAT/ELEC</td><td>A</td></tr> </tbody> </table>	CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT/ELEC	A
CONDITION ELEM	CD																											
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HEAT/ELEC	A																											
\$NLA(RCN)	\$389	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	912	1963	271.54	247,649													
				ROOF SHAPE	1	GABLE	1.00	A	ATF	N	ATTIC FINISH	384		78.54	30,159													
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	192		39.98	7,677													
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354													
				INT FINISH	2	DRYWALL	1.00																					
				HEATING/COOL	2	HOT WATER	1.00																					
				FUEL SOURCE	1	OIL	1.00																					

TOTAL RCN		354,701
EFF.YR/AGE		1963 / 60
COND	35	35 %
FUNC	0	
ECON	0	
DEPR	35	% GD 65
RCNLD	\$230,600	