Key: 7816

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,044

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WATKINS DONALD R SR WATKINS ELISABETH C/O MICHELLE WATKINS PO BOX 1173 BREWSTER, MA 02631	94-54-0	58 AUNT MOLLS RIDGE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WATKINS DONALD R SR	12/06/1972	XX		1768-237

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

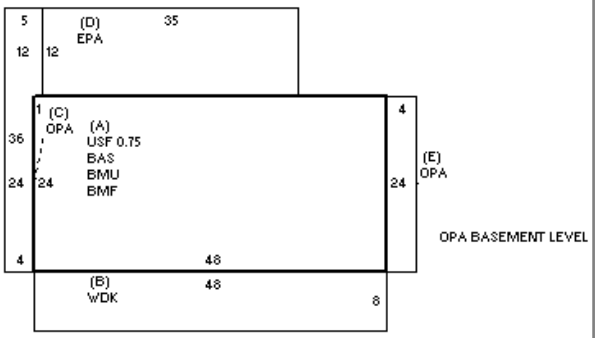
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
371	05/02/2013	7	ALTERATIONS	700	08/19/2014	RJM	100	100
		12	CYCLICAL NON		02/21/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,750	13 1.00	A 1.00	A 1.00	219,200	2.70	A 1.00	R02 1.00			213,940

TOTAL	15,750 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	213,900	201,800
BUILDING	427,600	403,700
DETACHED	2,000	2,000
OTHER	0	0
TOTAL	**643,500**	**607,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	15 0.85	8X14	2003	112	21.39	2,000

PHOTO 10/08/2020

BLDG COMMENTS

INFO @ DOOR 10/8/20

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	10/8/2020	TCK
LIST	10/8/2020	EST
REVIEW	1/12/2021	MR

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	2,016	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	3	W/W CARPET	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	BMF	N	BSMT FINISH	1,152		34.75	40,033
A	BMU	N	BSMT UNFINISHED	1,152		57.59	66,346
A	BAS	L	BASE AREA	1,152	1969	258.97	298,337
A	USF	L	UPPER STORY FIN	864	1969	185.61	160,369
B	WDK	N	WOOD DECK	384		39.98	15,354
+	OPA	N	OPEN PORCH	252		51.00	12,852
D	EPA	N	ENCLOSED PORCH	420		65.69	27,589

TOTAL RCN	628,835

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

EFF.YR/AGE	1969 / 54		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD	$427,600		