

Key: 7831

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.059

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BAXTER SAMUEL C & VAN ROSENDAEL LISA M 95 GREENLAND POND ROAD BREWSTER, MA 02631				94-28-0				95 GREENLAND POND ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BAXTER SAMUEL C & BAKER HEATHER CONLIN & WENTZ CHARLES R & ELIZABE				11/21/2003	QS	374,500	17955-338					
				02/13/2003	R	350,000	16391-095					
				05/15/1992	QS	125,000	8022-145					

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	%
445	08/13/2008	12	CYCLICAL NON		05/18/2016	WFF	100	100
816	11/17/2006	7	ALTERATIONS	20,750	08/13/2007	JH	100	100
633	09/18/2006	3	OUT BUILDING	4,600	08/13/2007	JH	100	100
67	02/07/2006	5	OTHER	15,000	08/13/2007	JH	100	100

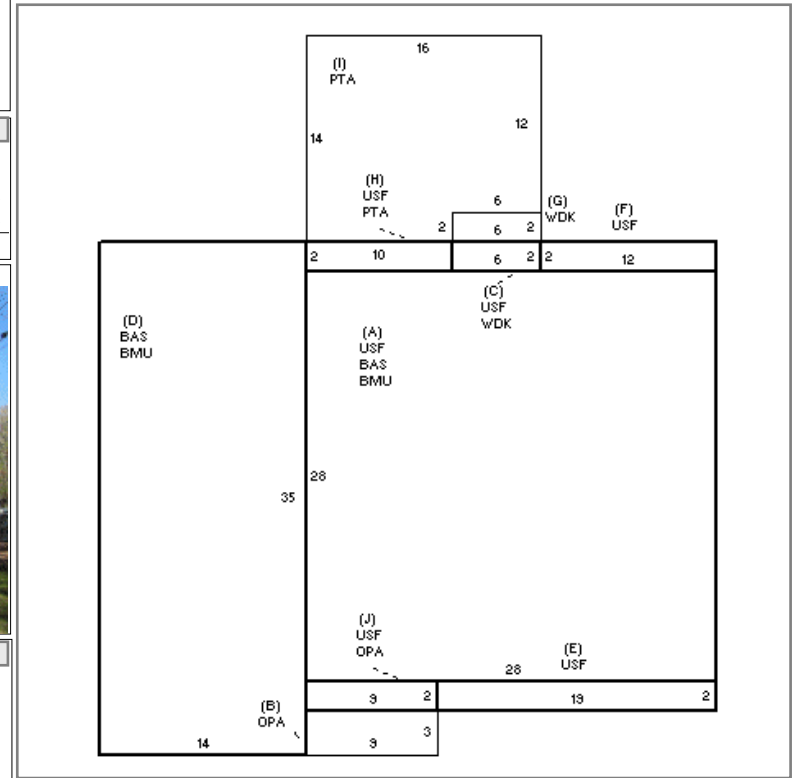
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,800	17	1.00	A	1.00	A	1.00	252,080	1.99	A	1.00	R05	1.15			263,050

TOTAL	22,782 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE	LAND	263,100	248,200	BUILDING	459,700	434,200
St Ind	AVERAGE		DETACHED	3,600	3,500	OTHER	0	0
Infl	AVERAGE		TOTAL	726,400	685,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	01 1.00	10X14	2006	140	25.67	3,600



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	WFF
MODEL	1		RESIDENTIAL	LIST	8/13/2007	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/3/2009	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	629,695	
NET AREA	2,170	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,274		59.77	76,151	CONDITION ELEM	CD	
\$NLA(RCN)	\$290	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,274	1975	271.15	345,445	EXTERIOR	G	
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	+	OPA	N	OPEN PORCH	45		55.00	2,475	INTERIOR	A	
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	24		43.13	1,035	KITCHEN	A	
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	896	1975	200.17	179,352	BATHS	A	
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	H	PTA	N	PATIO	20		31.46	629	HEAT/ELEC	A	
BATHROOMS	3	1.00		HEATING/COOL	11	HTWT/CL AIR	1.05	I	PTA	N	PATIO	212		15.74	3,337			
FIXTURES	9	\$12,870		FUEL SOURCE	1	OIL	1.00	F11	O	FPL 1S 1OP	1		8,400.70	8,401				
GARAGE SPACES	0	1.00															EFF.YR/AGE	1979 / 44
% BSMT FIN	0	1.00															COND	27 27 %
# 1/2 BATHS	0	1.00															FUNC	0
# OF UNITS	1	1.00															ECON	0
																DEPR	27 % GD	73
																RCNLD	\$459,700	