Key: 7837

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,065

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LIBIN IRENE 1 ARBOR CIRCLE NATICK, MA 01760	83-51-0	94 GREENLAND POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LIBIN IRENE	09/24/2021	G	17,500	34502-311
LIBIN IRENE	12/14/2020	QS	675,000	33573-319
GOULART THOMAS E & GAIL A	04/08/1994	QS	31,000	9137-186

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	%
847	10/25/2022	7	ALTERATIONS	3,000	03/10/2023	TCK	100	100
503	06/10/2022	9	HVAC	12,000	03/10/2023	TCK	100	100
2023-4	09/24/2021	13	SPLIT/SUB/LA		12/08/2021	JMG	100	100
	12/14/2020	15	SALE REVIEW	675,000	03/29/2021	JMG	100	100
		12	CYCLICAL NON		05/18/2016	WFF	100	100

LAND

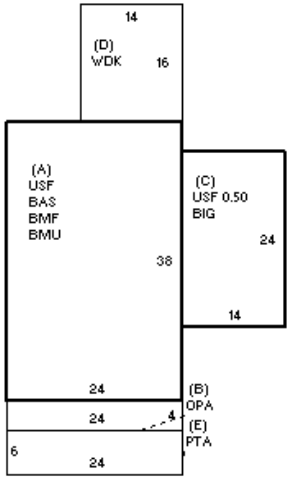
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,719	17 1.00	A 1.00	A 1.00	252,080	1.32	A 1.00	R05 1.15			303,700

TOTAL	39,719 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 17
St Ind	AVERAGE
Infl	AVERAGE

NOTE: FY23 Lot 6 Plan Bk 692 Pg 9 added to Lot 8 Plan Bk 225 Pg 63

ASSESSED	CURRENT	PREVIOUS
LAND	303,700	286,500
BUILDING	600,000	573,300
DETACHED	20,500	20,300
OTHER	0	0
TOTAL	**924,200**	**880,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A 1.00	01 1.00	16X32	2003	512	36.98	18,900
SHF	A 1.00	10 0.90	8X10		80	22.01	1,600

PHOTO 03/10/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/18/2016	WFF
LIST	5/19/2016	WFF
REVIEW	3/31/2023	EMZ

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,992	DETAIL ADJ	1.000
$NLA(RCN)	$350	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,584
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		71.39	65,108
A	BMF	N	BSMT FINISH	912		43.08	39,285
A	BAS	L	BASE AREA	912	1994	322.13	293,780
+	USF	L	UPPER STORY FIN	1,080	1994	213.38	230,447
B	OPA	N	OPEN PORCH	96		60.50	5,808
C	BIG	N	BUILT-IN GARAGE	336		65.57	22,033
D	WDK	N	WOOD DECK	224		47.43	10,625
E	PTA	N	PATIO	144		19.24	2,771
	F21	O	FPL 2S 1OP	1		12,282.70	12,283
	ODS	O	OUTDOOR SHOWER	1		2,922.20	2,922

TOTAL RCN	697,645

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

EFF.YR/AGE	2005 / 18	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$600,000