

Key: 7891

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.119

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION					
JOHNSON ALINE C 261 COMMONS WAY BREWSTER, MA 02631				96-127-0				261 COMMONS WAY					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				JOHNSON ALINE C				03/02/2021	F	1 33848-41	33848-41		
JOHNSON WILBUR H JR & ALI				02/27/2015	F	1 28710-126	28710-126						
JOHNSON WILBUR H JR & ALI				09/12/1986	XX	150,000	5299-10						

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	%
		7	ALTERATIONS		07/11/2019	TCK	100	100
1059	12/14/2018	7	ALTERATIONS	3,467	07/11/2019	TCK	100	100
294	04/06/2018	77	SOLAR PANELS	7,738	07/11/2019	TCK	100	100
		12	CYCLICAL NON		06/05/2015	MW	100	100
302	04/09/2013	7	ALTERATIONS	8,000	08/18/2014	RJM	100	100

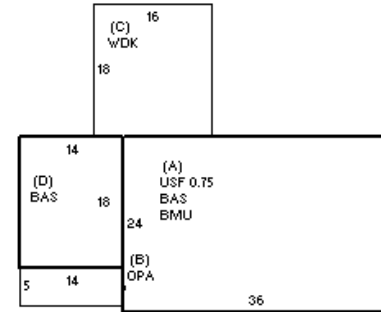
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,200	13	1.00	13L 1.00 A 1.00	175,360	1.84	A	1.00	R07	0.80	187,030

TOTAL	25,200 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	187,000	176,500
St Ind	COMMONS		LAND	372,400	351,700			
Infl	AVERAGE		DETACHED	2,100	2,000			
			OTHER	0	0			
						TOTAL	561,500	530,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X12		120	21.39	2,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/20/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/4/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
12 SOLAR PANELS

INDING

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	503,271		
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		60.77	52,505	CONDITION ELEM	CD		
\$NLA(RCN)	\$285	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	648	1973	189.36	122,708	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	70		51.50	3,605	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	288		40.38	11,629	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	+ BAS	L	BASE AREA	1,116	1973	261.51	291,847	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		10,455.50	10,456	HEAT/ELEC	A			
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488					
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1981 / 42
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$372,400