Key: 7894

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,122

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
113 GREENLAND POND ROAD LLC **83 WOODLAND STREET** **NATICK, MA 01760**	**83-52-0**	**113 GREENLAND POND ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
113 GREENLAND POND ROAD L	07/11/2023	QS	1,000,000	35882-160
BRAMER NELSON F J & JOAN	06/29/2001	QS	247,000	13997-088
THOMAS JOHN G	11/06/1978	XX		2814-264

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

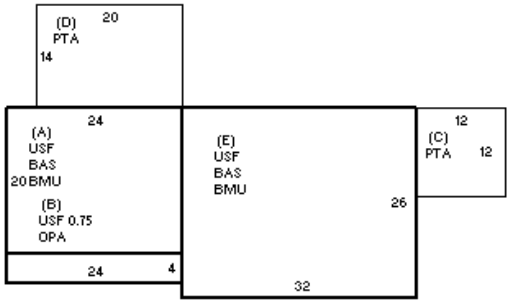
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1268	01/11/2024	7	ALTERATIONS	74,360			0	0
23-1095	12/04/2023	7	ALTERATIONS	101,940	05/14/2024	TCK	80	100
	07/11/2023	15	SALE REVIEW	1,000,000	05/29/2024	JMG	100	100
741	08/11/2021	7	ALTERATIONS	1,200	04/14/2022	TCK	100	100
291	04/01/2019	7	ALTERATIONS	65,000	07/06/2020	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,900	17 1.00	A 1.00	A 1.00	252,080	1.62	A 1.00	R05 1.15			280,200

TOTAL	29,900 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 17	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	280,200	264,400
BUILDING	610,900	512,300
DETACHED	24,800	24,500
OTHER	0	0
TOTAL	**915,900**	**801,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	8X10	2002	80	22.01	1,800
IPV	A 1.00	01 1.00	16X36	2002	576	34.72	20,000
SHF	A 1.00	10 0.90	10X16	2018	160	20.77	3,000

PHOTO 06/03/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/19/2016	WFF
LIST	5/19/2016	WFF
REVIEW	6/3/2024	EMZ

YEAR BLT	1977	SIZE ADJ	0.990
NET AREA	2,696	DETAIL ADJ	1.000
$NLA(RCN)	$260	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	13	$17,914
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	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,312		57.02	74,815
A	BAS	L	BASE AREA	480	2002	258.68	124,165
+	USF	L	UPPER STORY FIN	552	2002	177.18	97,804
B	OPA	N	OPEN PORCH	96		52.47	5,037
C	PTA	N	PATIO	144		16.69	2,403
D	PTA	N	PATIO	280		15.02	4,205
E	BAS	L	BASE AREA	832	1977	258.68	215,219
E	USF	L	UPPER STORY FIN	832	1977	177.18	147,415
	F21	O	FPL 2S 1OP	1		10,652.50	10,653
	ODS	O	OUTDOOR SHOWER	1		2,534.30	2,534

TOTAL RCN	702,164
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	2011 / 12
COND	11 11 %
FUNC	2 UC
ECON	0
DEPR	13 % GD 87
RCNLD	$610,900