Key: 7896

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,124

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HENDERSON STACEY A 158 GREENLAND POND ROAD BREWSTER, MA 02631	83-46-0	158 GREENLAND POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HENDERSON STACEY A	06/21/2002	QS	295,000	15289-215
O'BRIEN ETHEL	01/13/1982	XX		3422-278

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

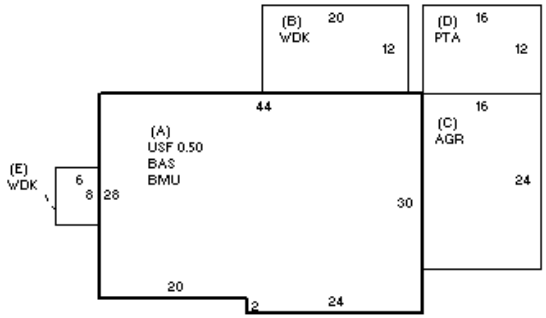
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1051	11/26/2019	7	ALTERATIONS	3,500	07/06/2020	MR	100	100
153	02/27/2017	7	ALTERATIONS	5,000	07/03/2018	MR	100	100
1132	12/07/2016	5	OTHER	7,400	03/16/2017	NF	100	100
		12	CYCLICAL NON		05/19/2016	WFF	100	100
518	09/26/2008	3	OUT BUILDING	1,000	04/23/2010	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,600	17 1.00	A 1.00	A 1.00	252,080	2.25	A 1.00	R05 1.15			255,100

TOTAL	19,600 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 17	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	255,100	240,700
BUILDING	448,400	423,300
DETACHED	2,000	2,000
OTHER	0	0
TOTAL	**705,500**	**666,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 10	2008	100	22.01	2,000

PHOTO 07/06/2020

BLDG COMMENTS

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	5/19/2016	WFF
LIST	5/19/2016	EST
REVIEW	7/9/2020	MR

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,920	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,630
GARAGE SPACES	1	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	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	BMU	N	BSMT UNFINISHED	1,280		55.43	70,945
A	BAS	L	BASE AREA	1,280	1981	251.43	321,830
A	USF	L	UPPER STORY FIN	640	2017	187.53	120,016
+	WDK	N	WOOD DECK	288		39.99	11,516
C	AGR	N	ATT GARAGE	384		42.20	16,206
D	PTA	N	PATIO	192		15.41	2,958
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	560,455

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

EFF.YR/AGE	1993 / 30		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$448,400