

Key: 7900

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.128

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
FELIX ALAN D & ALLYSON K 31 GREENLAND POND ROAD BREWSTER, MA 02631				94-23-0				31 GREENLAND POND ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FELIX ALAN D & ALLYSON K				09/04/2019	QS	680,000	(220448)					
DUNHAM MARK T & DONNA M C				02/11/2014	F	1	(202678)					
DUNHAM MARK T & DONNA M				05/13/2008	F	1	(185926)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,265	17	1.00	A	1.00	A	1.00	R05	1.15		261,620

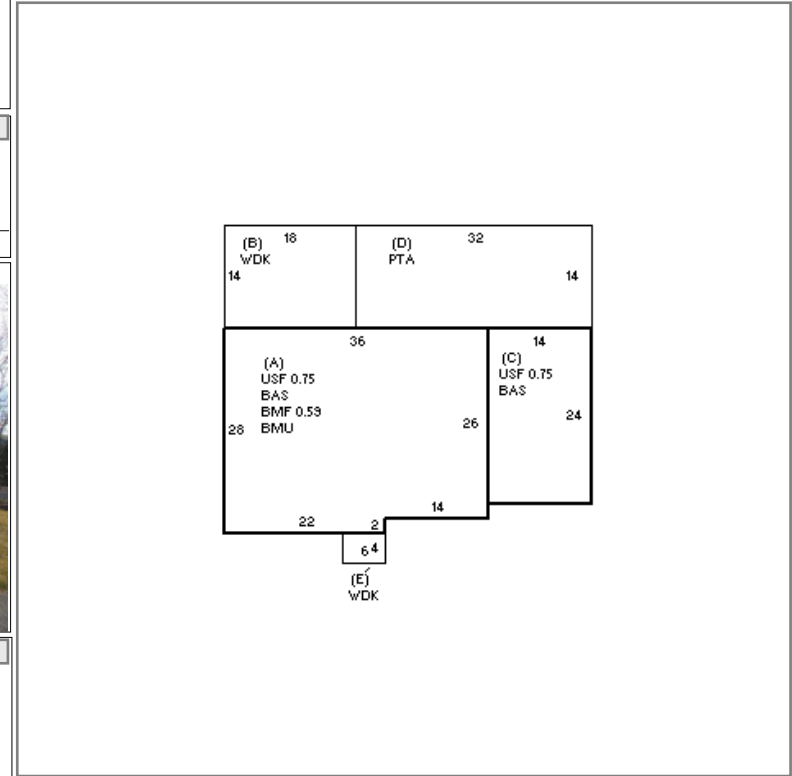
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
62	01/19/2022	7	ALTERATIONS	3,800	03/10/2023	TCK	100	100
596	09/09/2020	10	INGROUND POO	62,800	12/23/2020	NF	100	100
	09/04/2019	15	SALE REVIEW	680,000	06/25/2020	JMG	100	100
		12	CYCLICAL NON		05/18/2016	WFF	100	100
60	01/31/2012	7	ALTERATIONS	75,000	02/04/2013	SF	100	100

LAND

TOTAL	22,265 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE				LAND	261,600	246,800
St Ind	AVERAGE					BUILDING	734,900	694,200
Infl	AVERAGE					DETACHED	46,000	45,600
						OTHER	0	0
TOTAL							1,042,500	986,600

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90 24X24	2010	576	44.90	23,300
IPV	G	1.20	01 1.00 16X32	2020	512	44.37	22,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/18/2016	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/31/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

DOUBLE VANITY

LAND

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	825,747
NET AREA	2,303	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	980		75.76	74,241	CONDITION ELEM	CD
\$NLA(RCN)	\$359	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	578		51.79	29,935	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	980	1992	316.51	310,176	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	987	1992	233.65	230,614	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	276		50.33	13,892	BATHS	A
				INT FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	336	2011	316.51	106,346	HEAT/ELEC	A
				HEATING/COOL	11	HTWT/CL AIR	1.05	D	PTA	N	PATIO	448		16.33	7,318		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 10P	1		13,033.90	13,034			
								GFP	O	GAS FIREPLACE	1		4,013.80	4,014			
								MST	O	MAS/METAL STACK	1		6,454.70	6,455			
								ODS	O	OUTDOOR SHOWER	1		3,100.90	3,101			
								WPL	O	WHIRLPOOL	1		9,930.50	9,931			
																EFF.YR/AGE	2011 / 12
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	11 % GD 89
																RCNLD	\$734,900