

Key: 7902

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.130

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
TEAHAN JOHN M 9 GREENLAND POND ROAD BREWSTER, MA 02631				94-21-0				9 GREENLAND POND ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TEAHAN JOHN M				06/26/2020	QS	450,000	33022-93					
POWERS WALTER J & VERONIC				10/31/2017	F	100	30867-320					
POWERS WALTER J & VERONIC				12/01/1995	QS	160,000	9954-151					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,300	17	1.00	A	1.00	A	1.00	R05	1.15		266,470

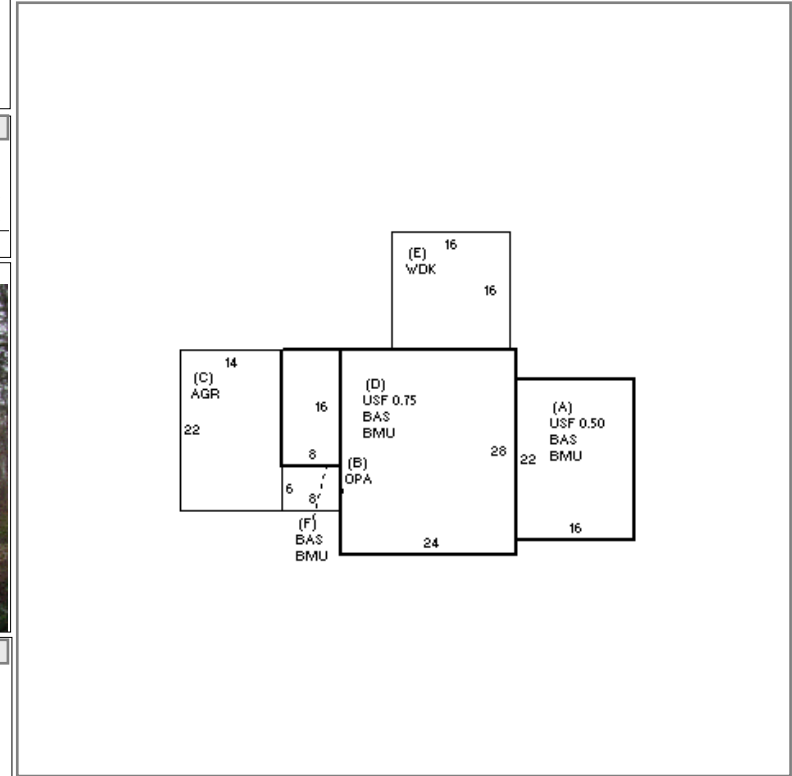
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
504	06/02/2021	7	ALTERATIONS	5,552	04/14/2022	TCK	100	100
436	07/16/2020	7	ALTERATIONS	50,000	12/23/2020	NF	100	100
	06/26/2020	15	SALE REVIEW	450,000	02/04/2021	JMG	100	100
		12	CYCLICAL NON		05/18/2016	WFF	100	100
		12	CYCLICAL NON		03/03/2004	JB	100	100

LAND

TOTAL	24,300 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE				LAND	266,500	251,400
St Ind	AVERAGE		BUILDING	493,700	472,200			
Infl	AVERAGE		DETACHED	3,100	3,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>763,300</b>	<b>726,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.20	01 1.00	10X12		120	25.67	3,100
								04/14/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/18/2016	WFF
STYLE	4	1.02	CAPE [100%]	REVIEW	4/28/2022	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	624,939		
NET AREA	1,832	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,152		66.46	76,558	CONDITION ELEM	CD		
\$NLA(RCN)	\$341	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,152	1984	298.83	344,257	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	680	1984	216.39	147,145	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	48		58.85	2,825	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATT GARAGE	308		49.71	15,312	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	256		46.14	11,811	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F21	O	FPL 2S 1OP	1			11,947.70	11,948				
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1			2,842.50	2,843				
																		EFF.YR/AGE	1991 / 32
																		COND	21 21 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$493,700