Key: 7946

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,174

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARTER JEFF & MELISSA **304 COMMONS WAY** **BREWSTER, MA 02631**	**96-134-0**	**304 COMMONS WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARTER JEFF & MELISSA	07/31/2008	QS	325,000	23075-308
MOUNTAIN MICHAEL & MARYEL	01/30/1980	A	8,000	3051-160

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	%
23-1258	12/08/2023	7	ALTERATIONS	1,800	05/16/2024	TCK	100	100
108	02/05/2021	7	ALTERATIONS	10,000	05/16/2024	TCK	100	100
		14	CYCLICAL GRO		10/21/2020	TCK	100	100
		12	CYCLICAL NON		05/20/2013	SF	100	100
527	11/12/1993	2	ADD	5,000	01/01/1994		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,700	13 1.00	13L 1.00	A 1.00	175,360	2.07	A 1.00	R07 0.80			181,030

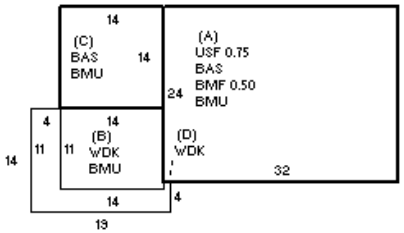
TOTAL	21,700 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	COMMONS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	181,000	170,800
BUILDING	351,900	336,900
DETACHED	2,300	2,300
OTHER	0	0
TOTAL	**535,200**	**510,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X12	2017	120	21.39	2,300

PHOTO 06/04/2024



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	10/21/2020	TCK
LIST	10/21/2020	EST
REVIEW	6/4/2024	EMZ

BLDG COMMENTS

BMF=FAM RM
INFO @ DOOR 10/21/20

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,540	DETAIL ADJ	1.000
$NLA(RCN)	$313	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	43	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	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	2	SOFTWOOD	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
+	BMU	N	BSMT UNFINISHED	1,118		57.59	64,389
A	BMF	N	BSMT FINISH	384		41.14	15,799
+	BAS	L	BASE AREA	964	1980	271.54	261,769
A	USF	L	UPPER STORY FIN	576	1980	189.44	109,117
+	WDK	N	WOOD DECK	256		39.98	10,236
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	482,082
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1980 / 43		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$351,900		