

Key: 7969

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.197

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
NUNHEIMER MARK J & BONNIE JEAN A C/O SHAUGHNESSY JOHN P & RUTH 3 KATE DRIVE ACTON, MA 01720		109-2-0		45 JOHN MYRICK CIRCLE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SHAUGHNESSY JOHN P & RUTH		06/17/2024	QS	1,175,000	(236234)
NUNHEIMER MARK J & BONNIE		06/16/2006	QS	660,000	(180352)
SCHOEN ALLEN H TRUSTEE		05/11/2001	F	1	(161456)


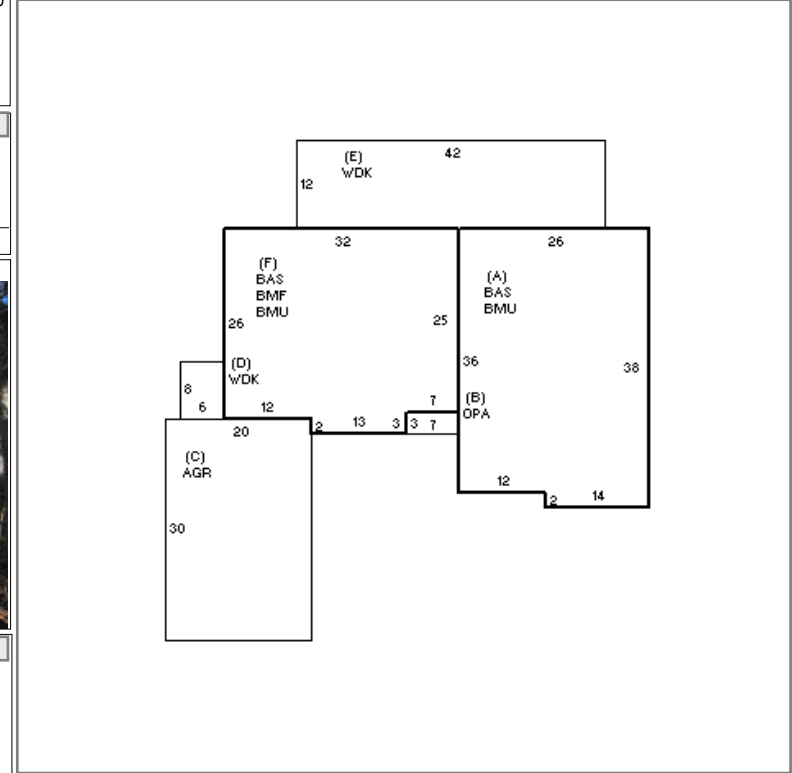
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
33		12	CYCLICAL NON		05/15/2013	SF	100 100
470	01/28/1999	5	OTHER	6,500	07/19/1999	JB	100 100
388	09/03/1998	5	OTHER	6,500	07/19/1999	JB	100 100
	07/15/1998	1	NEW CONSTRUCT	170,000	07/19/1999	JB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00						
300	A	0.263	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00						
TOTAL											1.640 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NBHD 13		NOTE	LAND		306,500	289,200										
St Ind		AVERAGE			BUILDING		668,200	638,800										
Infl		AVERAGE			DETACHED		0	0										
					OTHER		0	0										
TOTAL						974,700	928,000											

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/23/2020

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2013	SF
MODEL	1		RESIDENTIAL	LIST	7/19/1999	JB
STYLE	1	1.00	RANCH [100%]	REVIEW	5/17/2013	SEJ
QUALITY	G	1.30	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WD FRAME [100%]	BMF=FAM RM/BEDRM/BATH INFO @ DOOR (12/23/20)		

G

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	814,827
NET AREA	1,815	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,815		66.76	121,162	CONDITION ELEM	CD
\$NLA(RCN)	\$449	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,815	1998	310.26	563,122	EXTERIOR	A
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	21		66.95	1,406	INTERIOR	A
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	600		50.79	30,472	KITCHEN	A
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	552		52.49	28,973	BATHS	A
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	F	BMF	N	BSMT FINISH	851		47.67	40,586	HEAT/ELEC	A
BATHROOMS	3	1.00		HEATING/COOL	9	WARM/CL AIR	1.03	F11	O	FPL 1S 1OP	1		10,225.90	10,226			
FIXTURES	9	\$15,666		FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1		3,233.70	3,234			
GARAGE SPACES	1	1.00		EFF.YR/AGE 1998 / 25													
% BSMT FIN	0	1.00		COND 18 18 %													
# 1/2 BATHS	0	1.00		FUNC 0													
# OF UNITS	1	1.00		ECON 0													
																DEPR 18 % GD 82	
																RCNLD \$668,200	