

Key: 8186

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.421

LEGAL

LAND

DETACHED

BUILDING

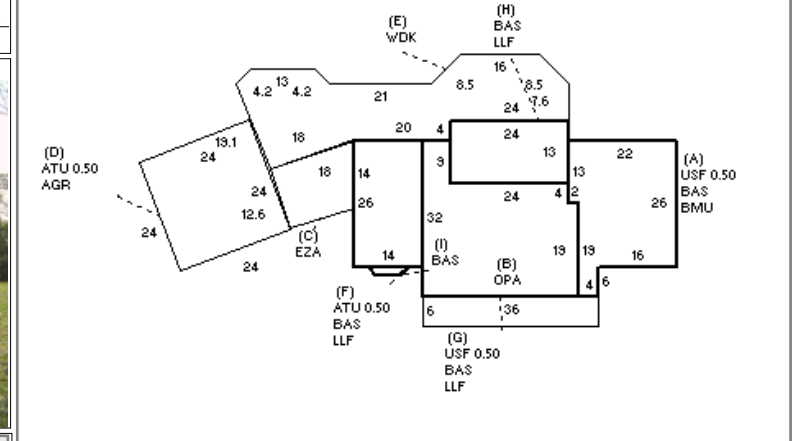
CURRENT OWNER				PARCEL ID				LOCATION			
BOHON CLEMONS & KAREN C/O MAGUIRE VALERIE & SPENCER 61 OLIVER ROAD BREWSTER, MA 02631				82-37-0				61 OLIVER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAGUIRE VALERIE & SPENCER				06/13/2024	QS	1,725,000	(236201)				
BOHON CLEMONS & KAREN				11/17/1994	QS	82,500	(135572)				

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	%
24-444	06/04/2024	7	ALTERATIONS	80,000				0
	05/03/2024	18	OWNER REQUES		05/03/2024	JMG	100	100
		12	CYCLICAL NON		03/18/2013	SF	100	100
450	08/04/1997	8	YARD ITEMS	1,200	06/26/1998	BC	100	100
194	05/13/1996	2	ADD	8,000	03/18/1997	BC	100	100

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	13C	1.00	A	1.00				348,850
300	A	1,543	13	1.00	13C	1.00	A	1.00	R04	1.15		21,290

TOTAL	2.920 Acres	ZONING		RR		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	370,100	349,200					
St Ind	LP ALBERT		BUILDING	996,000	863,100					
Infl	AVERAGE		DETACHED	17,400	17,300					
			OTHER	0	0					
			TOTAL	1,383,500	1,229,600					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	A	1.00	20 0.80		600	30.18	14,500
SHF	A	1.00	50 0.50		80	22.01	900
HTB	A	1.00	50 0.50		1	4,058.10	2,000



BUILDING	CD	ADJ	DESC	MEASURE	3/18/2013	SF
MODEL	1		RESIDENTIAL	LIST	5/3/2024	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	5/3/2024	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1996	SIZE ADJ	0.970
NET AREA	4,172	DETAIL ADJ	1.000
\$NLA(RCN)	\$295	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	4	1.00	
FIXTURES	15	\$26,618	
GARAGE SPACES	2	1.00	
% BSMT FIN	70	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	570		88.51	50,450
+	USF	L	UPPER STORY FIN	676	1996	243.42	164,554
B	OPA	N	OPEN PORCH	216		66.20	14,300
C	EZA	N	ENCL BREEZEWAY	205		87.46	17,930
D	AGR	N	ATT GARAGE	576		50.22	28,927
D	ATU	N	ATTIC UNF	288		70.70	20,363
E	WDK	N	WOOD DECK	905		51.90	46,972
+	LLF	L	LOWER LEVEL FIN	1,458	1996	152.98	223,050
F	ATU	N	ATTIC UNF	182		70.71	12,868
H	BAS	L	BASE AREA	312	1996	293.74	91,647
+	BAS	L	BASE AREA	1,726	1996	293.74	506,996
	F21	O	FPL 2S 1OP	1		13,440.40	13,440
	GFP	O	GAS FIREPLACE	2		4,138.30	8,277
	ODS	O	OUTDOOR SHOWER	1		3,197.60	3,198

TOTAL RCN	1,229,589
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1996 / 27
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$996,000