

Key: 8213

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.450

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SANDERSON JILLIAN R & MATTHEW J 28 NUTLEY ROAD BREWSTER, MA 02631				93-18-0				28 NUTLEY ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SANDERSON JILLIAN R & MAT				09/30/2022	QS	753,000	35399-343					
PARKER KYLE				03/25/2022	H		34999-80					
PERRY DANNA				06/01/2004	QS	300,000	18660-171					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,300	13	1.00	A	1.00	A	1.00				227,580

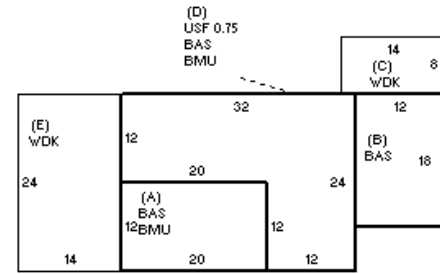
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	09/30/2022	16	MLS REVIEW	753,000	07/05/2023	JMG	100	100
		14	CYCLICAL GRO		02/05/2021	TCK	100	100
		12	CYCLICAL NON		03/06/2013	SF	100	100
754	12/15/2005	2	ADD	80,000	03/18/2009	JH	100	100

LAND

TOTAL	22,300 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	227,600	214,700
St Ind	AVERAGE		BUILDING	358,300	342,500			
Infl	AVERAGE		DETACHED	6,200	6,200			
			OTHER	0	0			
						TOTAL	592,100	563,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PBC	A	1.00	10 0.90 23X21		483	9.00	3,900
SHF	A	1.00	10 0.90 10X12		120	21.39	2,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/5/2021	TCK
MODEL	1		RESIDENTIAL	LIST	5/31/2006	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	7/5/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	436,968		
NET AREA	1,380	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	768		65.42	50,242	CONDITION ELEM	CD		
\$NLA(RCN)	\$317	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	984	1983	279.53	275,058	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	448		41.16	18,440	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	D	USF	L	UPPER STORY FIN	396	2006	195.01	77,224	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.00		MST	O	MAS/METAL STACK	1		5,278.40	5,278	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536	HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1997 / 26
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$358,300