Key: 8256

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,494

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSON DOUGLAS W TRUSTEE ET AL NOSNHOJ REALTY TRUST 231 OLD LONG POND ROAD BREWSTER, MA 02631	93-38-0	231 OLD LONG POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON DOUGLAS W TRUSTEE	11/26/2021	F	100	34696-183
JOHNSON DOUGLAS W & LORRA	09/12/1986	XX		5296-88

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 2

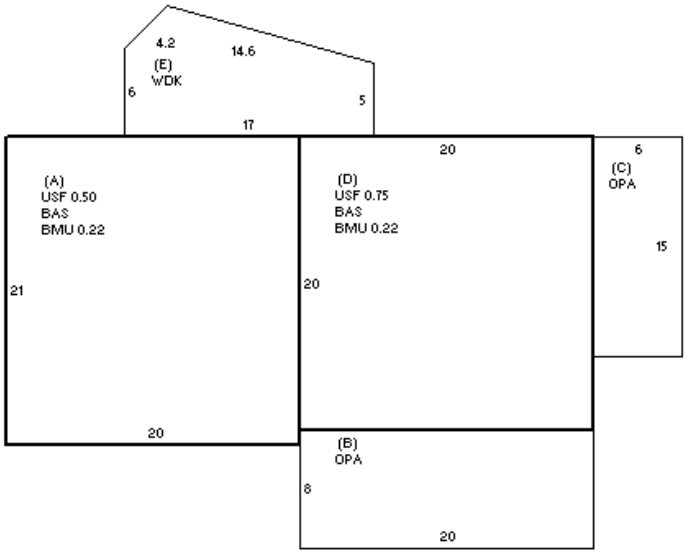
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
74	01/31/2020	7	ALTERATIONS	2,600	01/26/2021	TCK	100	100
		12	CYCLICAL NON		03/13/2013	SF	100	100
567	09/23/2003	2	ADD	2,500	07/22/2004	WH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,000	13 1.00	A 1.00	A 1.00	197,280	2.31	A 1.00	RM3 0.90			198,870

TOTAL	19,000 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	198,900	187,600
BUILDING	249,900	236,000
DETACHED	5,900	5,800
OTHER	80,500	76,200
TOTAL	**535,200**	**505,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X10		80	22.01	1,600
SHF	A 1.00	10 0.90	8X10		80	22.01	1,600
SHF	A 1.00	10 0.90	6X8+7X13		139	21.39	2,700

PHOTO 01/26/2021

BLDG COMMENTS

INFO @ DOOR 1/26/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/26/2021	TCK
LIST	1/26/2021	EST
REVIEW	2/2/2021	MR

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,330	DETAIL ADJ	1.000
$NLA(RCN)	$313	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,009
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	180		77.21	13,897
+	BAS	L	BASE AREA	820	1950	318.87	261,476
+	USF	L	UPPER STORY FIN	510	1950	214.51	109,400
+	OPA	N	OPEN PORCH	250		57.75	14,438
E	WDK	N	WOOD DECK	121		45.27	5,478
	ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789

TOTAL RCN 416,487

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1950 / 73

COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60

RCNLD $249,900

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TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

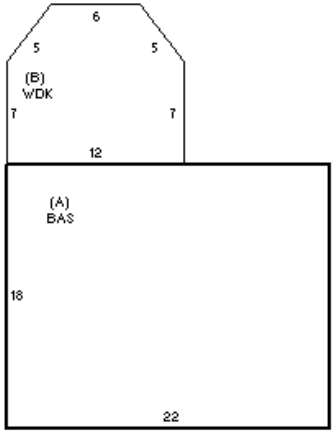
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	80,500	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/26/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/26/2021	TCK
LIST	1/26/2021	EST
REVIEW	2/2/2021	MR

BLDG COMMENTS

INFO @ DOOR 1/26/2021

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	396	DETAIL ADJ	1.000
$NLA(RCN)	$339	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,695
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	5	OTHER	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	7	FL/WALL UN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	396	1950	309.75	122,662
B	WDK	N	WOOD DECK	120		40.38	4,845

TOTAL RCN	134,202

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1950 / 73		
COND	40	40 %	
FUNC	0		
ECON	0		
DEPR	40	% GD	60
RCNLD			$80,500