Key: 8347

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,588

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERRIS STEPHEN L & JOANNE K **123 LANDING DRIVE** **BREWSTER, MA 02631**	**82-55-0**	**123 LANDING DRIVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERRIS STEPHEN L & JOANNE	05/29/2014	QS	490,000	(203510)
FOLEY JANE I	12/21/1990	A	1	(122285)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

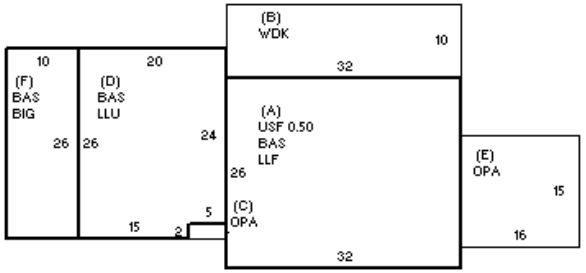
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
307	03/31/2021	7	ALTERATIONS	44,000	04/14/2022	TCK	100	100
937	11/20/2017	7	ALTERATIONS	78,000	07/22/2019	NF	100	100
		12	CYCLICAL NON		05/20/2016	WFF	100	100
1018	12/11/2014	7	ALTERATIONS	10,000	06/10/2015	MW	100	100
		12	CYCLICAL NON		04/21/2004	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	17 1.00	A 1.00	A 1.00	295,920	1.24	A 1.00	R06 1.35			367,530

TOTAL	43,560 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 17	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	367,500	346,700
BUILDING	550,600	520,000
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**919,600**	**868,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X12	1996	96	22.01	1,500

PHOTO 04/14/2022

BLDG COMMENTS

PROPANE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/20/2016	WFF
LIST	5/20/2016	EST
REVIEW	4/28/2022	MR

YEAR BLT	1971	SIZE ADJ	0.990
NET AREA	2,850	DETAIL ADJ	1.000
$NLA(RCN)	$245	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$12,355
GARAGE SPACES	1	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	832	1971	133.12	110,754
+	BAS	L	BASE AREA	1,602	1971	247.39	396,323
A	USF	L	UPPER STORY FIN	416	1971	194.16	80,772
B	WDK	N	WOOD DECK	320		40.98	13,114
+	OPA	N	OPEN PORCH	250		52.27	13,068
D	LLU	N	LOWER LEVEL UNF	510		93.38	47,623
F	BIG	N	BUILT-IN GARAGE	260		57.81	15,031
	F11	O	FPL 1S 1OP	1		7,984.00	7,984

TOTAL RCN	697,024

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

EFF.YR/AGE	1991 / 32		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$550,600