Key: 8363

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,603

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALLEN JOHN F & NANCY D 48 VALLEY ROAD BREWSTER, MA 02631	82-20-0	48 VALLEY ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALLEN JOHN F & NANCY D	12/04/1990	N	100	(122074)
SYLVA SHIRLEY J	12/04/1990	N	100	(122073)
ALLEN JOHN F & DOYEN NANC	11/29/1983	A	100	(94454)

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

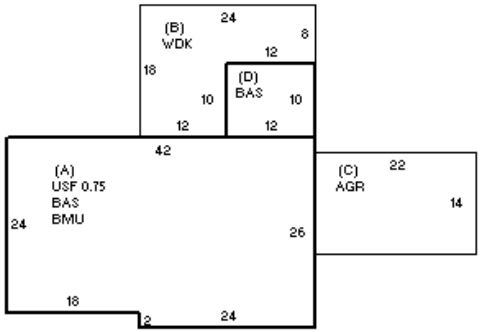
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		05/23/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,600	17 1.00	A 1.00	A 1.00	295,920	1.40	A 1.00	R06 1.35			347,820

TOTAL	36,600 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 17	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	347,800	328,100
BUILDING	473,700	453,200
DETACHED	0	0
OTHER	0	0
TOTAL	**821,500**	**781,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/23/2016

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/23/2016	WFF
LIST	5/23/2016	EST
REVIEW		

BLDG COMMENTS
OUTDOOR SHOWER

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,968	DETAIL ADJ	1.000
$NLA(RCN)	$313	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	7	$10,210
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,056		63.35	66,899
A	USF	L	UPPER STORY FIN	792	1984	206.28	163,372
B	WDK	N	WOOD DECK	312		43.98	13,722
C	AGR	N	ATT GARAGE	308		47.39	14,596
+	BAS	L	BASE AREA	1,176	1984	284.87	335,008
	F21	O	FPL 2S 1OP	1		11,389.40	11,389

TOTAL RCN	615,197

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

EFF.YR/AGE	1987 / 36	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$473,700