Key: 8376

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,616

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEMPANER TRACI A &	83-31-0	295 GREENLAND POND ROAD
C/O KEMPANER TRACI A		
295 GREENLAND POND ROAD		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEMPANER TRACI A	02/26/2024	DC		(153991)
KEMPANER TRACI A &	01/31/2003	DC		(153991)
KEMPANER TRACI A ETAL	07/15/1999	O	45,500	(153991)

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	%
23-206	03/01/2023	7	ALTERATIONS	2,500	05/14/2024	TCK	100	100
36	01/13/2021	7	ALTERATIONS	9,100	04/14/2022	TCK	100	100
		12	CYCLICAL NON		05/19/2016	WFF	100	100
		12	CYCLICAL NON		03/15/2004	JB	100	100
52	01/29/2003	1	NEW CONSTRUC	25,000	07/22/2004	WH	100	100

LAND

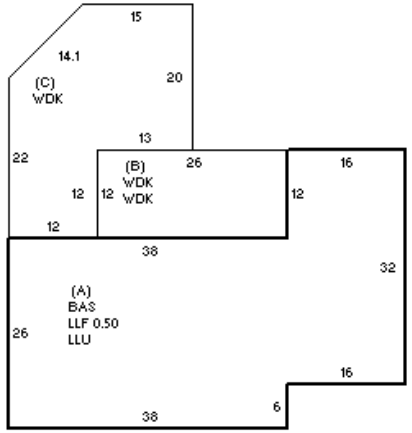
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,300	17 1.00	A 1.00	A 1.00	252,080	1.60	A 1.00	R05 1.15			281,270

TOTAL	30,300 SF	ZONING	RR	FRNT	0

Nbhd	NBHD 17
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	281,300	265,400
BUILDING	525,000	501,500
DETACHED	16,400	16,300
OTHER	0	0
TOTAL	**822,700**	**783,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	01 1.00	24X24	2003	576	28.49	16,400

PHOTO 06/03/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/19/2016	WFF
LIST	5/19/2016	EST
REVIEW	6/3/2024	EMZ

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	2,250	DETAIL ADJ	1.000
$NLA(RCN)	$281	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	0	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	LLU	N	LOWER LEVEL UNF	1,500		75.46	113,190
A	LLF	L	LOWER LEVEL FIN	750	2000	132.05	99,036
A	BAS	L	BASE AREA	1,500	2000	241.57	362,355
+	WDK	N	WOOD DECK	1,218		39.20	47,746
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN 632,542

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

EFF.YR/AGE 2000 / 23

COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83

RCNLD $525,000