

Key: 8386

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.626

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GUNN NANCY L & WATSON MARY A 310 GREENLAND POND ROAD BREWSTER, MA 02631				82-31-0				310 GREENLAND POND ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GUNN NANCY L & WATSON MAR				12/30/2019	QS	388,000		(221515)			
MCCARTHY JANET M TRUSTEE				12/30/2019	DC			(Doc:1,387,307)			
KELLY THOMAS J (LIFE ESTA)				12/22/2010	F	1		(193261)			

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	%
680	09/06/2022	7	ALTERATIONS	8,737	03/13/2023	TCK	100	100
410	07/07/2020	7	ALTERATIONS	4,181	12/23/2020	NF	100	100
	12/30/2019	15	SALE REVIEW	388,000	07/30/2020	JMG	100	100
		12	CYCLICAL NON		05/19/2016	WFF	100	100
		12	CYCLICAL NON		03/15/2004	JB	100	100

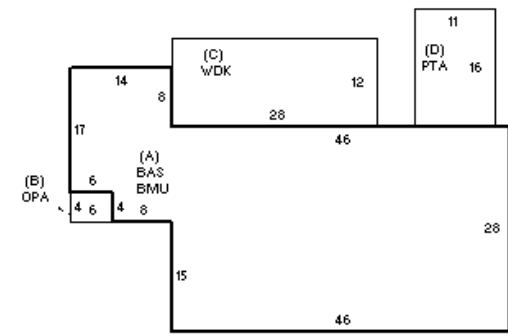
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	28,800	17	1.00	A	1.00	A	1.00	252,080	1.66	A	1.00	R05	1.15					277,280

TOTAL	28,800 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE				LAND	277,300	261,600
St Ind	AVERAGE		BUILDING	373,000	352,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	650,300	613,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/19/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/19/2016	WFF
STYLE	1	1.00	RANCH [100%]	REVIEW	4/3/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,558	DETAIL ADJ	1.000
\$NLA(RCN)	\$315	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	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	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,558		52.63	81,994
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,558	1977	241.57	376,366
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	24		50.00	1,200
ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	336		39.20	13,171
FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO	176		15.10	2,658
INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	490,826	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	G	

EFF.YR/AGE	1985 / 38	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76

RCNLD	\$373,000
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