Key: 8390

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,630

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JOHNSON JEFF R & MOSHER TRACY L 41 FAIRWAY VIEW DRIVE SUTTON, MA 01590	51-89-0	8 PINE OAK ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JOHNSON JEFF R &	09/02/2022	O	725,000	(230972)
SNIDER BARRY B & KATALIN	10/26/2007	F	1	(184446)
SNIDER BARRY B & KATALIN	12/08/2000	QS	280,000	(160039)

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

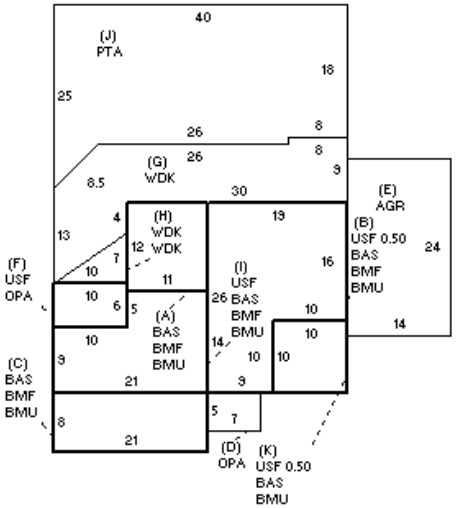
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-86	02/13/2023	7	ALTERATIONS	55,000	05/30/2024	TCK	100	100
23-87	02/03/2023	7	ALTERATIONS	24,000	05/30/2024	TCK	100	100
1066	12/22/2022	7	ALTERATIONS	3,867	03/06/2023	TCK	100	100
	09/02/2022	15	SALE REVIEW	725,000	07/06/2023	JMG	100	100
		12	CYCLICAL NON		01/29/2013	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,162	13 1.00	A 1.00	A 1.00	295,920	2.79	A 1.00	PV7 1.35			287,120

TOTAL	15,162 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE	POND VIEWS		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	287,100	270,900
BUILDING	494,000	399,300
DETACHED	0	0
OTHER	0	0
TOTAL	**781,100**	**670,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/12/2024

BLDG COMMENTS

BMF= THEATER/GAME RM (PER OWNER 5/30/2024)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/13/2021	TCK
LIST	2/13/2021	EST
REVIEW	6/12/2024	EMZ

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,589	DETAIL ADJ	1.000
$NLA(RCN)	$384	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,986
GARAGE SPACES	1	1.00
% BSMT FIN	90	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	4	VINYL	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
+	BMU	N	BSMT UNFINISHED	1,038		65.05	67,518
+	BMF	N	BSMT FINISH	938		41.01	38,469
+	BAS	L	BASE AREA	1,038	1983	301.01	312,444
+	USF	L	UPPER STORY FIN	551	1983	213.95	117,889
+	OPA	N	OPEN PORCH	95		57.60	5,472
E	AGR	N	ATT GARAGE	336		48.66	16,349
+	WDK	N	WOOD DECK	455		45.16	20,547
J	PTA	N	PATIO	770		13.74	10,578
	F11	O	FPL 1S 1OP	1		8,797.80	8,798
	ODS	O	OUTDOOR SHOWER	1		2,782.10	2,782

TOTAL RCN	609,831
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	$494,000