

Key: 840

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 861

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CURRENT OWNER				PARCEL ID				LOCATION					
KAUFMAN MICHAEL W TRUSTEE KAUFMAN DEBRA R TRUSTEE 111 PERKINS STREET APT 167 JAMAICA PLAIN, MA 02130				91-52-0				15 RING ROCK ROAD					
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)					
KAUFMAN MICHAEL W TRUSTEE				02/28/2022	F	100 34936-204							
KAUFMAN MICHAEL W				03/20/1996	QS	304,000 10109-035							
RAYMOND B & DIANNE J SCHA				04/29/1991	QS	190,000 N/A-N/A							
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,000 6	1.00	A	1.00	A	1.00	1,468,640	5.56	A	1.00	BVG 6.70	1,311,370

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	%
760	08/24/2016	7	ALTERATIONS	5,250	02/15/2017	NF	100	100
468	11/09/1992	2	ADD	4,000	02/01/1994		100	100
364	09/02/1992	2	ADD	90,000	01/01/1995	RD	100	100

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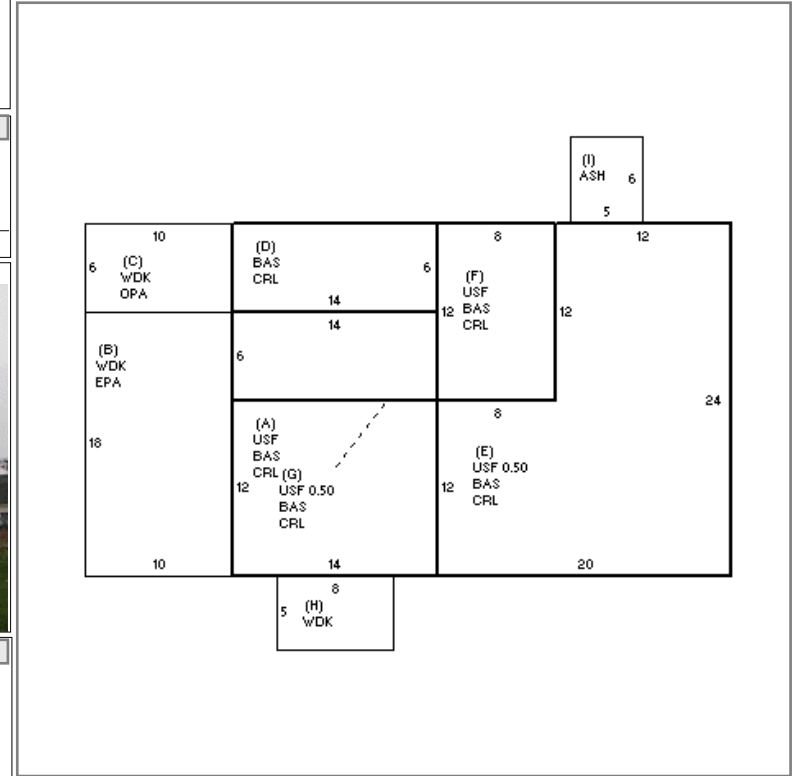
TOTAL	7,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N O T E				LAND	1,311,400	1,237,200
St Ind	AVERAGE		LAND	231,400	222,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,542,800</b>	<b>1,459,300</b>

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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BUILDING	CD	ADJ	DESC	MEASURE	11/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/23/2020	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	1/8/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,314	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00
\$NLA(RCN)	\$284	OVERALL	0.950	+ EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	6	ADJ	1.00	FLOOR COVER	4	ASPH TILE	1.00
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOL	2	HOT WATER	1.00
FIXTURES	7		\$8,645	FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	0		1.00				
% BSMT FIN	0		1.00				
# 1/2 BATHS	0		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	168		28.85	4,846
+ BAS	L		BASE AREA	732	1958	262.28	191,987
+ USF	L		UPPER STORY FIN	498	1958	176.44	87,867
B EPA	N		ENCLOSED PORCH	180		72.65	13,078
C OPA	N		OPEN PORCH	60		47.50	2,850
D CRL	N		BSMT CRAWL	84		28.85	2,424
D BAS	L		BASE AREA	84	1958	262.28	22,032
E CRL	N		BSMT CRAWL	384		28.85	11,077
F CRL	N		BSMT CRAWL	96		28.85	2,769
G CRL	N		BSMT CRAWL	84		28.85	2,424
+ WDK	N		WOOD DECK	280		37.24	10,427
I ASH	N		ATT SHED	30		27.71	831
F21	O		FPL 2S 1OP	1		9,643.50	9,644
ODS	O		OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN	373,193
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1958 / 65
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$231,400