

Key: 8593

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.822

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MARTIN JOHN H & SHARON J 45 ELBOW POND DRIVE BREWSTER, MA 02631				19-34-0				45 ELBOW POND DRIVE			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
MARTIN JOHN H & SHARON J				10/23/2020		QS		675,000		33389-348	
PRICE RONALD F & NANCY A				08/21/1989		QS		75,000		6848-276	

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	%
753	08/17/2021	7	ALTERATIONS	1,937	05/10/2022	TCK	100	100
	10/23/2020	15	SALE REVIEW	675,000	03/17/2021	JMG	100	100
		14	CYCLICAL GRO		11/29/2017	NF	100	100
268	08/22/1990	1	NEW CONSTRUCT	85,000	03/15/1991		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,100	12 1.00	A 1.00	A 1.00	295,920	1.97	A 1.00	PF2 1.35			309,730

TOTAL	23,100 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E Conservation restriction, but does not significantly affect value.				LAND	309,700	368,000
St Ind	AVERAGE		LAND	494,900	472,900			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	804,600	840,900

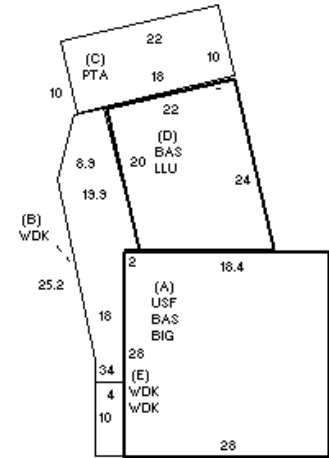
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/10/2022



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/29/2017	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/25/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	603,481
NET AREA	1,964	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	784		52.31	41,014		
\$NLA(RCN)	\$307	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,180	1990	279.28	329,556		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	784	1990	202.23	158,551		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	317		43.12	13,669		
				FLOOR COVER	1	HARDWOOD	1.00	C	PTA	N	PATIO	220		15.74	3,463		
				INT FINISH	2	DRYWALL	1.00	D	LLU	N	LOWER LEVEL UNF	396		101.64	40,249		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F11	O		FPL 1S 1OP	1		8,400.70	8,401		
				FUEL SOURCE	1	OIL	1.00										

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

EFF.YR/AGE	1997 / 26
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$494,900