

Key: 8610

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.837

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHRISTEN GARY & ANN 29 SEAN CIRCLE BREWSTER, MA 02631				19-7-0				29 SEAN CIRCLE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHRISTEN GARY & ANN				03/18/1998	A	1	11292-146				
CHRISTEN GARY				12/20/1990	QS	86,000	7391-274				
TOWN OF BREWSTER				10/01/1990	F	1	7309-85				

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	%
NP 322	10/03/1990	14	CYCLICAL GRO		11/29/2017	NF	100	100
		12	CYCLICAL NON		03/18/2008	JH	100	100
		1	NEW CONSTRUC	55,000	03/15/1991		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	18,619	12	1.00	A	1.00	A	1.00	219,200	2.35	A	1.00	R03	1.00			220,080

TOTAL	18,619 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N Affordable Deed Rider Bk 7391 Pg 274; Discount Rate = 76.8%				LAND	169,040	159,440
St Ind	AVERAGE	O				BUILDING	250,980	240,080
Infl	AVERAGE	T				DETACHED	460	460
						OTHER	0	0
						TOTAL	420,480	399,980

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 7X7		49	22.94	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/18/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/28/2022	JMG
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
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		66.66	51,198
\$NLA(RCN)	\$312	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	768	1990	311.23	239,025
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1990	198.72	114,465
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	80		41.94	3,356
				FLOOR COVER	3	W/W CARPET	1.00		ODS	O	OUTDOOR SHOWER	1		2,584.10	2,584
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	11	HTWT/CL AIR	1.05								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	418,975	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
		EFF.YR/AGE	1990 / 33
		COND	22 22 %
		FUNC	0
		ECON	0 AFFORDABLE
		DEPR	22 % GD 78
		RCNLD	\$326,800

* -- Value totals adjusted by value credit.

