Key: 887

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 915

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HALL PRESTON M & DAWN M P O BOX 29 BREWSTER, MA 02631	90-84-0	160 NELSON STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HALL PRESTON M & DAWN M	06/13/2012	QS	525,000	26411-1
AUSTIN RAYMOND F JR TRUST	01/03/2000	F		12761-292
AUSTIN LORRAINE M	01/03/2000	A		12761-289

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

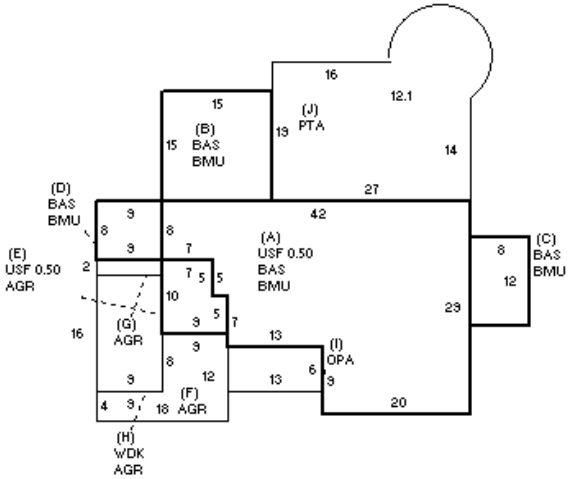
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-132	02/09/2023	9	HVAC	35,300	05/01/2024	NF	100	100
635	08/12/2022	6	DEMO	10,000	02/24/2023	TCK	100	100
469	06/01/2022	1	NEW CONSTRUC	500,000	05/01/2024	NF	100	100
1048	11/29/2021	7	ALTERATIONS	9,807	04/25/2022	TCK	100	100
366	04/20/2021	7	ALTERATIONS	1,000	04/25/2022	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,680	6 1.00	A 1.00	A 1.00	964,480	5.11	A 1.00	BG- 4.40			868,540

TOTAL	7,680 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	868,500	819,400
BUILDING	731,500	482,100
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**1,601,200**	**1,302,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X10		80	22.01	1,200

PHOTO 05/20/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/24/2023	TCK
LIST	2/24/2023	TCK
REVIEW	5/20/2024	EMZ

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	1,816	DETAIL ADJ	1.000
$NLA(RCN)	$407	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	$17,745
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,315		74.17	97,537
+	BAS	L	BASE AREA	1,315	2022	336.47	442,462
+	USF	L	UPPER STORY FIN	501	2022	253.51	127,011
E	AGR	N	ATT GARAGE	80		61.19	4,895
F	AGR	N	ATT GARAGE	144		61.19	8,811
G	AGR	N	ATT GARAGE	18		61.20	1,102
H	AGR	N	ATT GARAGE	144		61.19	8,811
H	WDK	N	WOOD DECK	144		53.51	7,705
I	OPA	N	OPEN PORCH	78		68.25	5,324
J	PTA	N	PATIO	610		16.28	9,929
	GFP	O	GAS FIREPLACE	1		4,267.00	4,267
	ODS	O	OUTDOOR SHOWER	1		3,296.50	3,297

TOTAL RCN	738,895

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

EFF.YR/AGE	2022 / 1		
COND	1 1 %		
FUNC	0		
ECON	0		
DEPR	1	% GD	99
RCNLD	$731,500		