

Key: 891

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 919

LEGAL LAND

CURRENT OWNER						PARCEL ID						LOCATION					
QUINN JOHN C & KAREN G TRUSTEES KAREN G QUINN LIVING TRUST P O BOX 1545 BREWSTER, MA 02631						90-132-0						31 ROBERT ROAD					
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)					
QUINN JOHN C & KAREN G TR						10/05/2020		F		100		33329-147					
QUINN JOHN C & KAREN G						01/12/2004		F		1		18117-138					
QUINN JOHN C & KAREN G TR						01/17/2002		F		1		14713-068					


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	%
201	03/15/2022	7	ALTERATIONS	10,000	02/24/2023	TCK	100	100
161	03/18/2015	5	OTHER	12,000	04/27/2016	WFF	100	100
934	11/17/2014	6	DEMO		05/27/2015	MW	100	100
858	10/21/2014	1	NEW CONSTRUC	550,000	04/26/2016	WFF	100	100
858	10/07/2014	1	NEW CONSTRUC		05/27/2015	MW	100	100

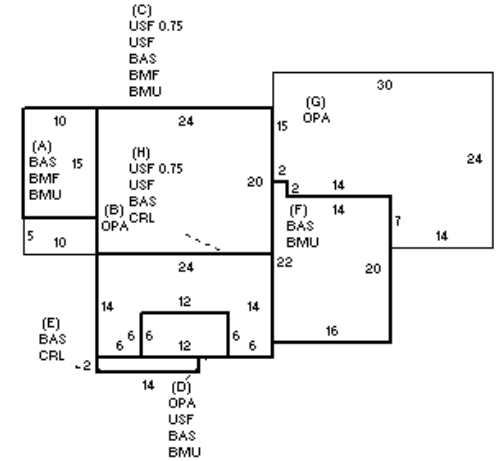
LEGAL LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,900 6	1.00	A	1.00	A	1.00	767,200	4.46	A	1.00	BAV 3.50	698,890

TOTAL	8,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N O T E	Plan Bk 491 Pg 91 Lot 39 (excluding B) and Lot A			LAND	698,900	659,400
St Ind	AVERAGE		BUILDING	684,600	653,800			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
						TOTAL	1,385,000	1,314,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/24/2023
SHF	A	1.00 30	0.70 8X12		96	22.01	1,500		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/1/2020	NF
MODEL	1		RESIDENTIAL	LIST	4/27/2016	WFF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/28/2023	EMZ
QUALITY	A	1.00	AVG [100%]	BLDG COMMENTS		
FRAME	1	1.00	WD FRAME [100%]	BMF= MEDIA RM (PER OWNER 2/24/2023)		

BUILDING

YEAR BLT	2014	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	752,331					
NET AREA	2,692	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,026		60.37	61,940	CONDITION ELEM CD						
\$NLA(RCN)	\$279	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	630		40.20	25,323	EXTERIOR	A					
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,318	2014	263.56	347,369	INTERIOR	A				
STORIES	2.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	726		53.46	38,812	KITCHEN	A						
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	1,374	2014	180.52	248,039	BATHS	A						
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	E	CRL	N	BSMT CRAWL	28		32.46	909	HEAT/ELEC	A						
BATHROOMS	3	1.00	HEATING/COOL	9	WARM/CL AIR	1.03	H	CRL	N	BSMT CRAWL	264		32.46	8,571								
FIXTURES	11	\$15,444	FUEL SOURCE	2	GAS	1.00		GEN	O	GENERATOR	1		0.00									
GARAGE SPACES	0	1.00																				
% BSMT FIN	0	1.00																				
# 1/2 BATHS	1	1.00																				
# OF UNITS	1	1.00																				
														GFP	O	GAS FIREPLACE	1		3,342.30	3,342		
														ODS	O	OUTDOOR SHOWER	1		2,582.10	2,582		
														EFF.YR/AGE		2014 / 9						
														COND	9 9 %							
														FUNC	0							
														ECON	0							
														DEPR	9 % GD		91					
														RCNLD		\$684,600						