Key: 1182 **Town of BREWSTER - Fiscal Year 2025** 9/17/2024 2:15 pm SEQ #: 1.287

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PELLETIER LUKE R & LORI R **101 THAYER ROAD** **MONSON, MA 01057**	**114-40-0**	**52 NATHANS PASTURE WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PELLETIER LUKE R & LORI R	10/31/2013	QS	422,000	(201914)
STANTON MARGA	09/10/1996	H	100	(141980)

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	%
17	01/11/2022	7	ALTERATIONS	2,600	03/02/2023	TCK	100	100
NP		12	CYCLICAL NON		11/07/2007	JH	100	100
495	08/02/2007	3	OUT BUILDING	2,264			100	100
88	02/07/2007	7	ALTERATIONS	88			100	100
81	03/23/1990	5	OTHER	1,200	02/01/1992		100	100

LAND

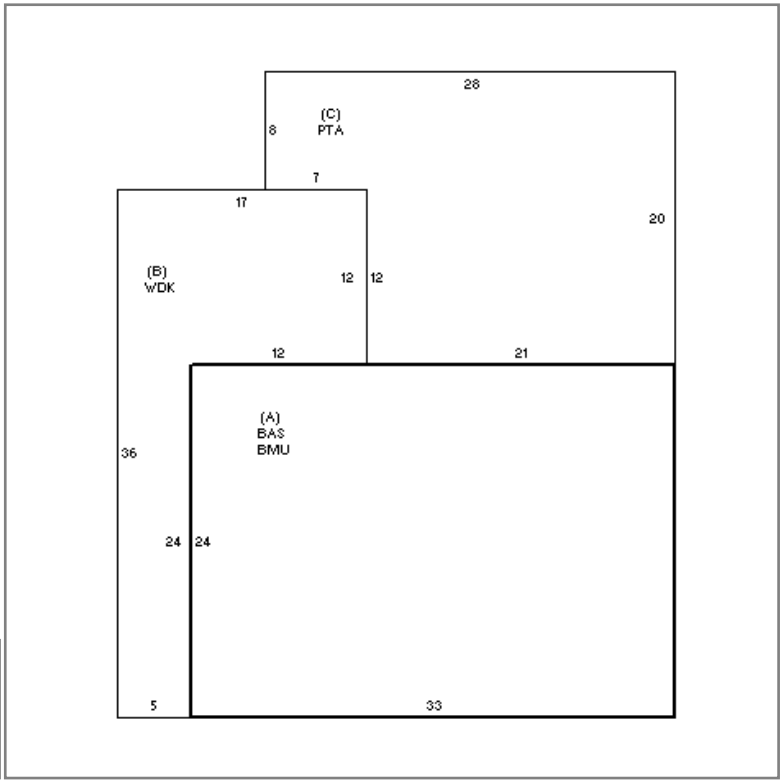
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,835	8 1.00	A 1.00	A 1.00	526,080	1.81	A 1.00	R10 2.40			564,620

TOTAL	25,835 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 8
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	564,600	532,700
BUILDING	220,400	211,000
DETACHED	1,600	1,600
OTHER	0	0
TOTAL	**786,600**	**745,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X10	2007	80	22.01	1,600

PHOTO 03/02/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/26/2021	NF
LIST	1/26/2021	EST
REVIEW	3/29/2023	EMZ

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	792	DETAIL ADJ	1.000
$NLA(RCN)	$387	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,822
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	10	VERT BOARD	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	3	WD PANEL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	792		61.06	48,358
A	BAS	L	BASE AREA	792	1974	285.05	225,762
B	WDK	N	WOOD DECK	324		38.42	12,447
C	PTA	N	PATIO	476		12.47	5,934
	F11	O	FPL 1S 1OP	1		7,484.30	7,484
	ODS	O	OUTDOOR SHOWER	1		2,366.70	2,367

TOTAL RCN	306,174

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

EFF.YR/AGE	1977 / 46

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD	$220,400