

Key: 1210

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.319

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
BASS JOSEPH S & OBRIEN MARY B 98 IDUNA LANE AMHERST, MA 01002		114-7-0		57 WEATHERVANES WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BASS JOSEPH S & SECOR MARY C TRUSTEE		03/31/2016	QS	652,500	(209111)
CLAFFIE RICHARD F		10/11/2006	A	208,000	(181308)
		06/21/2004	ML		(DOC# 971,130)

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 %
138	03/18/1997	5	OTHER	2,800	11/07/2007	JH	100 100
615	11/19/1996	2	ADD	93,000	05/05/1999	JB	100 100

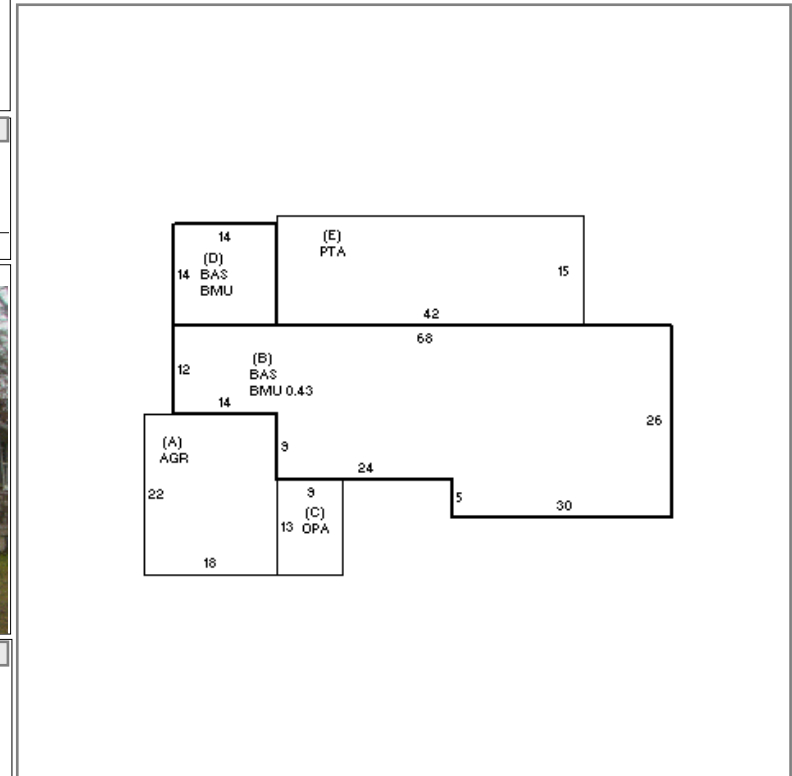
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,120 8	1.00	A	1.00	A	1.00	526,080	2.79	A	1.00	R10 2.40	510,330

TOTAL	15,120 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 8	NOTE				LAND	510,300	481,500
St Ind	AVERAGE		BUILDING	454,900	429,500			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
						TOTAL	966,400	912,200

DETAILED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/3/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/3/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/4/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	583,154		
NET AREA	1,648	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	396		49.65	19,662	CONDITION ELEM	CD		
\$NLA(RCN)	\$354	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	820		70.80	58,056	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,452	1952	283.97	412,321	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	117		60.00	7,020	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BASE AREA	196	1997	283.97	55,657	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	630		14.31	9,016	HEAT/ELEC	G		
				HEATING/COOL	2	HOT WATER	1.00	F11	O	FPL 1S 1OP	1		9,164.40	9,164					
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1		2,898.00	2,898					
																		EFF.YR/AGE	1989 / 34
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$454,900