

Key: 128

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 137

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BERTSCHY PATRICIA B TRUSTEE PATRICIA B BERTSCHY REVOCABLE TRUST PO BOX 1713 BREWSTER, MA 02631		50-59-0		49 BRADFORD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BERTSCHY PATRICIA B TRUST		11/19/2021	F	10 34678-251	
BERTSCHY PATRICIA B		04/10/2017	DC	28505-31	
BERTSCHY ROBERT C & PATRI		11/13/2014	F	10 28505-31	

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 %
24-90	02/01/2024	7	ALTERATIONS	1,400			0 0
589	06/24/2021	7	ALTERATIONS	10,000	04/28/2022	TCK	100 100
518	09/12/2005	1	NEW CONSTRUC	265,000	01/01/2008	JH	100 100
517	09/12/2005	6	DEMO		04/11/2006	JB	100 100
213	06/15/1992	3	OUT BUILDING	1,281	02/01/1994		100 100

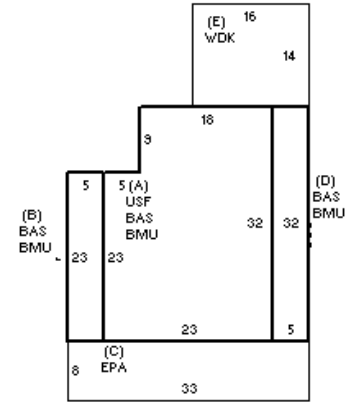
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,960 3	1.00	3A	1.00	A	1.00	964,480	5.59	A	1.00	BG- 4.40	860,670

TOTAL	6,970 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	860,700	812,000			
St Ind	BREWSTER PARK		BUILDING	519,400	490,500			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	1,381,300	1,303,700			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30	0.70 8X10	1992	80	22.01	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2018	NF
MODEL	1		RESIDENTIAL	LIST	6/15/2018	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/20/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
PULL DOWN STAIRS TO ATTIC

UNIT

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	1,657	DETAIL ADJ	1.000
\$NLA(RCN)	\$364	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$9,828	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	966		74.34	71,812
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	966	2005	335.44	324,033
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	691	2005	231.65	160,069
ROOF COVER	1	ASPH/CMP SH	1.00	C	EPA	N	ENCLOSED PORCH	264		91.29	24,100
FLOOR COVER	1	HARDWOOD	1.00	E	WDK	N	WOOD DECK	224		49.39	11,064
INT FINISH	3	WD PANEL	1.00		ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	603,949
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$519,400