Key: 12840

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9,187

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MARCINEK THOMAS G 38 BITTERSWEET DRIVE BREWSTER, MA 02631	78-83-0	38 BITTERSWEET DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARCINEK THOMAS G	06/08/2012	F	1	26397-230
MARCINEK THOMAS & JOSEPHI	01/20/1984	A		3993-266

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	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,002	5 1.00	5-A 1.00	A 1.00	372,640	1.85	A 1.00	R07 1.70			396,670

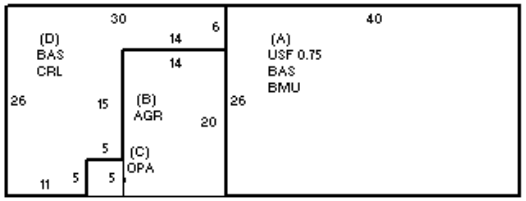
TOTAL	25,003 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE	See Key 1692 FY 2000 for parent parcel		
St Ind	CATHEDRAL RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	396,700	374,200
BUILDING	531,100	508,100
DETACHED	0	0
OTHER	0	0
TOTAL	**927,800**	**882,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/17/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/17/2020	NF
LIST	11/17/2020	EST
REVIEW	1/8/2021	MR

BLDG COMMENTS
IN-LAW APT
INFO @ DOOR 11/17/20

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,295	DETAIL ADJ	1.000
$NLA(RCN)	$301	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	9	$13,127
GARAGE SPACES	1	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	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	1,040		63.35	65,886
+	BAS	L	BASE AREA	1,515	1984	271.04	410,628
A	USF	L	UPPER STORY FIN	780	1984	206.28	160,896
B	AGR	N	ATT GARAGE	280		48.36	13,540
C	OPA	N	OPEN PORCH	25		56.10	1,403
D	CRL	N	BSMT CRAWL	475		34.07	16,183
	KIT	O	XTRA KITCHEN	1		2,434.70	2,435
	MST	O	MAS/METAL STACK	1		5,640.30	5,640

TOTAL RCN 689,738

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

EFF.YR/AGE 1987 / 36

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $531,100