

Key: 13156

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.219

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CURRENT OWNER		PARCEL ID		LOCATION	
GUTHERMAN ROBERT & CATHERINE 137 REGATTA ROAD BREWSTER, MA 02631		27-72-0		137 REGATTA ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GUTHERMAN ROBERT & CATHER		05/26/2021	QS	3,500,000	(226388)
PIERCE ROBERT M TRUSTEE		01/19/2007	V	280,750	(217469)
GILMORE BRUCE P TRUSTEE		09/22/2005	F	1	20284-319

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 %
1013	11/03/2021	10	INGROUND POO	235,050	05/06/2022	TCK	100 100
	05/26/2021	16	MLS REVIEW	3,500,000	03/22/2022	JMG	100 100
756	08/23/2019	7	ALTERATIONS	24,000	07/08/2020	NF	100 100
699	10/24/2007	1	NEW CONSTRUCT	650,000	08/06/2014	RJM	100 100

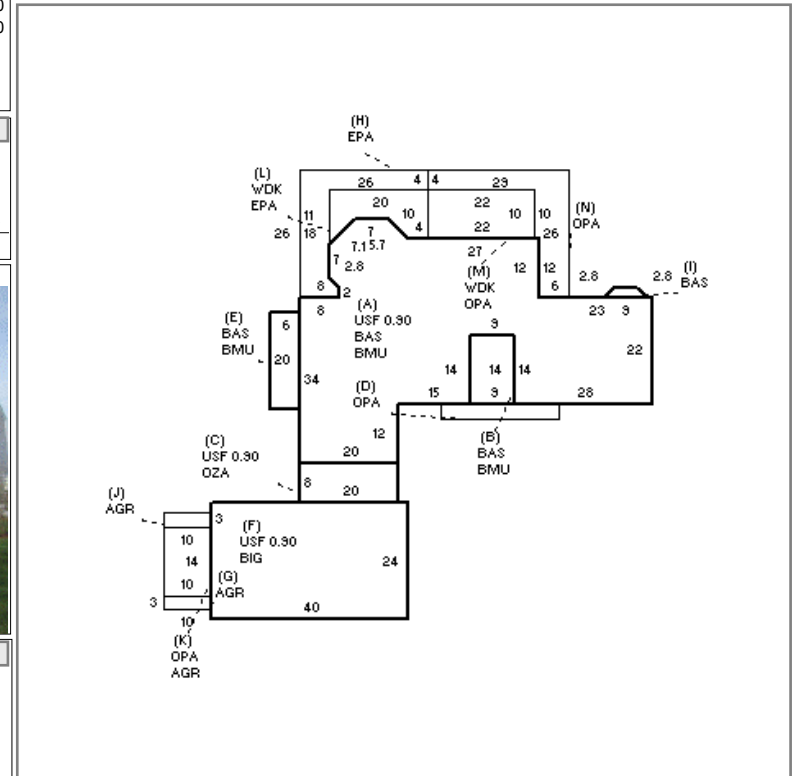
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	1	1.00	A	1,468,640	1.00	A	1.00	BVG	6.70	2,032,430
350	A	0.603	1	1.00	A	2,100	1.00	A	1.00	TWP	1.00	1,270
300	A	0.870	1	1.00	A	80,400	1.00	A	1.00	BVG	6.70	69,950

TOTAL	2.850 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 1	SUBDIV OF PARCEL 7 FOR F/Y 2003 /LOT 2 ON				LAND	2,103,700	1,984,500
St Ind	AVERAGE	PENDING LCP# 42026-A-3 -- Butler's Way				BUILDING	1,939,200	1,832,300
Infl	AVERAGE	changed to Regatta Road per FD 11/30/27cc				DETACHED	43,600	43,200
						OTHER	0	0
						TOTAL	4,086,500	3,860,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	01 1.00	20X40	2021	800	54.50 43,600



BUILDING	CD	ADJ	DESC	MEASURE	1/10/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/22/2022	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	3/22/2022	JMG
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



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YEAR BLT	2007	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,228,991
NET AREA	5,547	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,498		80.08	200,035		
\$NLA(RCN)	\$402	OVERALL	1.090	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	3,035	2007	242.18	735,031		
				ROOF SHAPE	3	GAMBREL	1.00	C	OZA	N	OPEN BREEZEWAY	160		77.23	12,357		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	690		87.23	60,187		
				FLOOR COVER	1	HARDWOOD	1.00	F	BIG	N	BUILT-IN GARAGE	960		82.97	79,649		
				INT FINISH	2	DRYWALL	1.00	G	AGR	N	ATT GARAGE	30		78.21	2,346		
				HEATING/COOL	8	HEAT PUMP	1.04	+	EPA	N	ENCLOSED PORCH	399		119.37	47,630		
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	2,512	2007	387.03	972,212		
								J	AGR	N	ATT GARAGE	30		78.21	2,346		
								K	AGR	N	ATT GARAGE	140		78.19	10,947		
								+	WDK	N	WOOD DECK	377		68.38	25,781		
								GFP	O	GAS FIREPLACE	3		5,452.87	16,359			
								KIT	O	XTRA KITCHEN	1		3,785.70	3,786			
								ODS	O	OUTDOOR SHOWER	1		4,213.10	4,213			

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

EFF.YR/AGE	2007 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87

RCNLD	\$1,939,200
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