

Key: 133

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 142

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GIBBS ELIZABETH TRUSTEE ELIZABETH GIBBS TRUST- 2013 163 RIVERVIEW AVENUE MIDDLETOWN, RI 02842				50-47-0				44 CARVER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GIBBS ELIZABETH TRUSTEE				12/30/2021	F	100 34797-175		10 20229-187			
GIBBS ELIZABETH TRUSTEE				09/06/2005	F	10 17638-228		10 17638-228			
GIBBS ELIZABETH TRUSTEE				09/15/2003	F						

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	%
345	05/01/2017	7	ALTERATIONS	4,900	04/17/2018	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,220 3	1.00 3A	1.00 A	1.00	1,139,840	6.20	A	1.00	BGD 5.20		1,009,080

TOTAL	6,220 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	1,009,100	952,000			
St Ind	BREWSTER PARK		BUILDING	216,800	204,800			
Infl	AVERAGE		DETACHED	600	500			
			OTHER	0	0			
			TOTAL	1,226,500	1,157,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	6X8		48	22.94	600



BUILDING	CD	ADJ	DESC	MEASURE	3/14/2018	NF
MODEL	1		RESIDENTIAL	LIST	9/15/2007	RJM
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	12/20/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,352	DETAIL ADJ	1.000
\$NLA(RCN)	\$259	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,800	
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	5	OTHER	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	628	1910	290.87	182,666
+	USF	L	UPPER STORY FIN	724	1910	183.85	133,106
+	OPA	N	OPEN PORCH	400		50.00	20,000
C	WDK	N	WOOD DECK	96		39.20	3,763
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	349,750
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1957 / 66
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$216,800

