

Key: 145

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 155

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GIBBS ELIZABETH TRUSTEE ELIZABETH GIBBS TRUST- 2013 163 RIVERVIEW AVENUE MIDDLETOWN, RI 02842				50-51-0				14 CARVER ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIBBS ELIZABETH TRUSTEE				12/30/2021	F	100	34797-179				
GIBBS ELIZABETH				06/20/2018	QS	780,000	31351-97 704-66				
MOERSCHNER MARJORIE DOANE											

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	%
24-129	02/08/2024	7	ALTERATIONS	16,850				0
	08/10/2018	15	SALE REVIEW		08/10/2018	JMG	100	100
	08/10/2018	12	CYCLICAL NON		08/10/2018	JMG	100	100
NP		12	CYCLICAL NON				100	100
710	11/13/2004	7	ALTERATIONS	6,500	09/07/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	5,200	3	1.00	3A	1.00	A	1.00	1,139,840	7.34	A	1.00	BGD	5.20		998,920

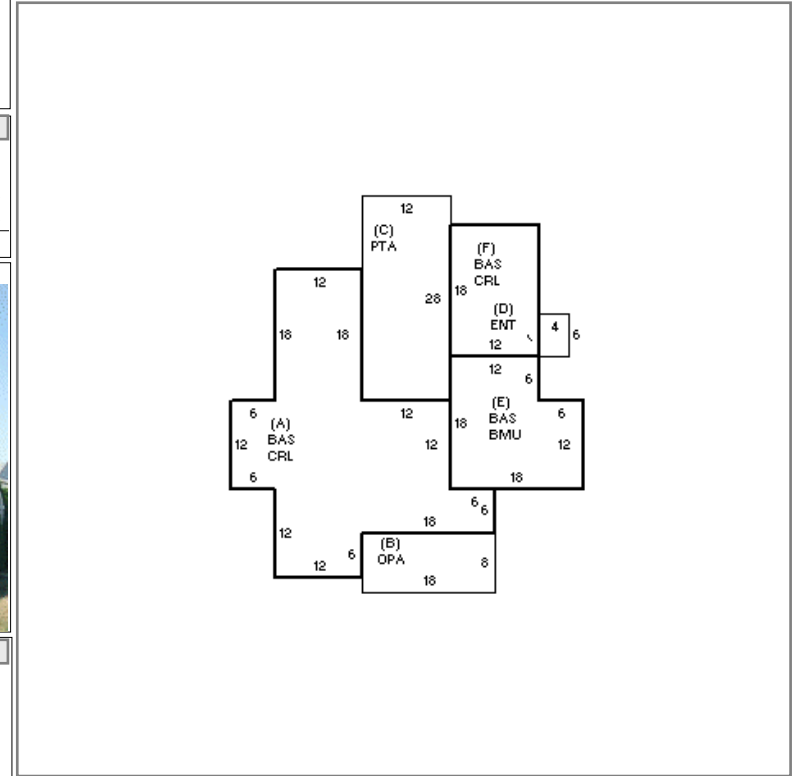
DETACHED

TOTAL	5,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	998,900	942,400
St Ind	BREWSTER PARK		BUILDING	182,700	172,500			
Infl	AVERAGE		DETACHED	3,600	3,500			
			OTHER	0	0			
						TOTAL	1,185,200	1,118,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	50 0.50	12X18	216	33.11	3,600



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2018	JMG
MODEL	1		RESIDENTIAL	LIST	8/10/2018	JMG
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	8/10/2018	JMG
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	304.559
NET AREA	1,332	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	828		20.10	16,643		
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,332	1940	184.88	246,254		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	144		37.50	5,400		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	336		10.14	3,406		
				FLOOR COVER	2	SOFTWOOD	1.00	D	ENT	N	ENCLOSED ENTRY	24		120.69	2,897		
				INT FINISH	2	DRYWALL	1.00	E	BMU	N	BSMT UNFINISHED	288		50.14	14,439		
				HEATING/COOL	5	ELECTRIC BB	1.00	F	CRL	N	BSMT CRAWL	216		22.77	4,919		
				FUEL SOURCE	3	ELECTRIC	0.95	F11	O	O	FPL 1S 1OP	1		5,727.80	5,728		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	F
																EFF.YR/AGE	1933 / 90
																COND	40 40 %
																FUNC	0
																ECON	0
																DEPR	40 % GD 60
																RCNLD	\$182,700

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