Key: 1681

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,814

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CANAVAN JAMES M (LIFE ESTATE) **66 BITTERSWEET DRIVE** **BREWSTER, MA 02631**	**78-81-0**	**66 BITTERSWEET DRIVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CANAVAN JAMES M (LIFE EST	12/05/2023	F	1	36118-331
CANAVAN JAMES M & DEANNA	05/17/2000	F	80,000	13014-348
CANAVAN JAMES M & DEANNA	07/16/1999	QS	80,000	12412-019

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

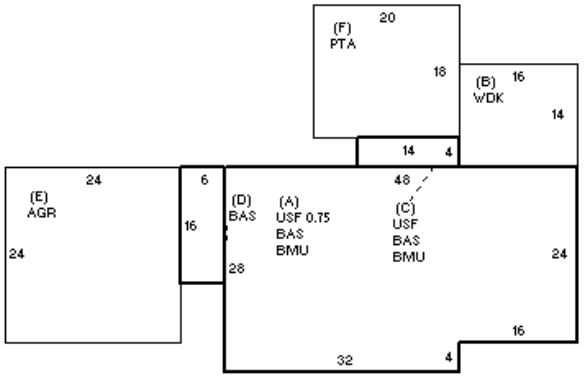
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-407	05/08/2024	7	ALTERATIONS	7,161			0	0
744	09/29/2022	7	ALTERATIONS	3,961	02/22/2023	TCK	100	100
		14	CYCLICAL GRO		11/17/2020	NF	100	100
373	05/02/2013	7	ALTERATIONS	1,765	08/06/2014	RJM	100	100
203	04/20/2001	5	OTHER	8,000	04/24/2002	LB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,660	5 1.00	5-A 1.00	A 1.00	372,640	2.24	A 1.00	R07 1.70			377,350

TOTAL	19,660 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 5	NOTE			
St Ind	CATHEDRAL RD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	377,400	356,000
BUILDING	729,600	689,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,107,000**	**1,045,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/22/2023

BLDG COMMENTS

INFO @ DOOR 11/17/20

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/17/2020	NF
LIST	10/22/2007	JH
REVIEW	3/27/2023	EMZ

YEAR BLT	2001	SIZE ADJ	1.000
NET AREA	2,448	DETAIL ADJ	1.000
$NLA(RCN)	$339	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	11	$18,018
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,336		68.47	91,472
+	USF	L	UPPER STORY FIN	1,016	2001	222.19	225,749
B	WDK	N	WOOD DECK	224		49.39	11,064
+	BAS	L	BASE AREA	1,432	2001	304.38	435,869
E	AGR	N	ATT GARAGE	576		47.79	27,527
F	PTA	N	PATIO	360		17.03	6,130
	GFP	O	GAS FIREPLACE	1		3,938.80	3,939
	MST	O	MAS/METAL STACK	1		6,334.00	6,334
	ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043

TOTAL RCN 829,146

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

EFF.YR/AGE 2009 / 14

COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88

RCNLD $729,600