

Key: 1686

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.818

LEGAL

LAND

DETACHED

BUILDING

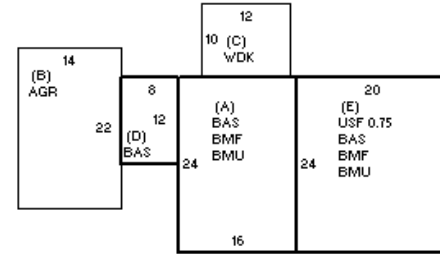
CURRENT OWNER		PARCEL ID	LOCATION			
NIELSEN HANS & JACQUELINE 7 MORGAN DRIVE NORTH GRAFTON, MA 01536		79-82-0	123 BITTERSWEET DRIVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
NIELSEN HANS & JACQUELINE		06/24/2020	QS	544,900	33012-336	
NARDONE RONALD F		06/13/1997	QS	167,000	10799-200	

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	%
23-1132	10/27/2023	7	ALTERATIONS	15,000	04/23/2024	NF	100	100
846	11/19/2020	7	ALTERATIONS	27,000	12/16/2020	NF	100	100
44	01/26/1998	7	ALTERATIONS	3,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,525 5	1.00	5-A	1.00	A	1.00	372,640	2.17	A	1.00	R07 1.70	380,770

TOTAL	20,525 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE			LAND	380,800	359,200	
St Ind	CATHEDRAL RD		BUILDING	338,900	320,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	719,700	679,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/13/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/13/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/18/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
BMF=FR/BR (PER MLS)

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,320	DETAIL ADJ	1.000
\$NLA(RCN)	\$325	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,566
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	864		57.23	49,447
EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	864		34.53	29,835
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	384	1983	258.23	99,161
ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	308		40.97	12,619
FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	120		38.02	4,563
INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	576	1983	258.23	148,743
HEATING/COOL	5	ELECTRIC BB	1.00	E	USF	L	UPPER STORY FIN	360	1983	180.15	64,855
FUEL SOURCE	3	ELECTRIC	0.95		F21	O	FPL 2S 1OP	1		9,846.50	9,847
					ODS	O	OUTDOOR SHOWER	1		2,342.60	2,343

TOTAL RCN	428,978
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$338,900