**Key: 1881**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,028

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **ACHESON JAMES E & SARA E**<br>**83 WILLIAMS DRIVE**<br>**BREWSTER, MA 02631** | **67-81-0** | **83 WILLIAMS DRIVE** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| ACHESON JAMES E & SARA E | 05/27/2021 | QS | 599,000 | 34156-123 |
| HARVEY CAROL E & JAMES | 12/13/2004 | DC | | 14516-24 |
| TURNER CLAIRE LIFE ESTAT | 12/03/2001 | A | 1 | 14516-024 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 23-964 | 09/18/2023 | 7 | ALTERATIONS | 1,900 | 05/23/2024 | TCK | 100 | 100 |
| | 10/18/2021 | 30 | ABATEMENT RE | | 10/18/2021 | JMG | 100 | 100 |
| 525 | 09/11/2002 | 2 | ADD | 135,000 | 05/08/2003 | TN | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 39,000 | 13 1.00 | A 1.00 | A 1.00 | 219,200 | 1.34 | A 1.00 | R03 1.00 | | | 262,720 |

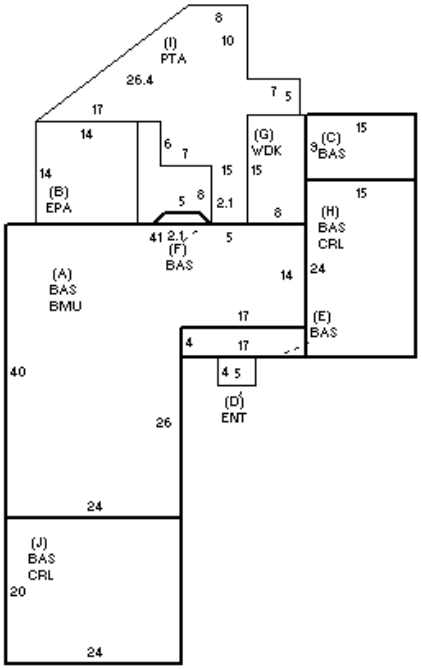
| TOTAL | 39,000 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 262,700 | 247,900 |
| BUILDING | 522,800 | 500,400 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **785,500** | **748,300** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 06/06/2024




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 1.00 | RANCH [100%] |
| QUALITY | + | 1.10 | PLUS AVE [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 10/18/2021 | JMG |
|---|---|---|
| LIST | 10/18/2021 | JMG |
| REVIEW | 6/6/2024 | EMZ |

| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,251 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $314 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 9 | $12,870 |
| 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 | 4 | FLR & WALL | 1.00 |
| EXT COVER | 4 | VINYL | 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 | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,198 | | 62.11 | 74,407 |
| + | BAS | L | BASE AREA | 1,208 | 1973 | 244.04 | 294,795 |
| B | EPA | N | ENCLOSED PORCH | 196 | | 84.12 | 16,488 |
| + | BAS | L | BASE AREA | 563 | 2002 | 244.04 | 137,392 |
| D | ENT | N | ENCLOSED ENTRY | 20 | | 176.99 | 3,540 |
| G | WDK | N | WOOD DECK | 120 | | 43.12 | 5,174 |
| H | CRL | N | BSMT CRAWL | 360 | | 33.40 | 12,024 |
| I | PTA | N | PATIO | 443 | | 13.99 | 6,199 |
| J | CRL | N | BSMT CRAWL | 480 | | 33.40 | 16,033 |
| J | BAS | L | BASE AREA | 480 | 1983 | 244.04 | 117,137 |
| | F12 | O | FPL 1S 2OP | 1 | | 10,420.30 | 10,420 |

| TOTAL RCN | 706,478 |
|---|---|

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

| EFF.YR/AGE | 1982 / 41 | | |
|---|---|---|---|
| COND | 26 | 26 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 26 | % GD | 74 |
| RCNLD | | | $522,800 |