

Key: 2011

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.165

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
TERRY NANCY BOUCHER & TERRY CHARLES WILLARD CO-TRUSTEES 12 CENTER STREET BREWSTER, MA 02631		49-133-0	12 CENTER STREET			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
TERRY NANCY BOUCHER & TERRY CHARLES W & NANCY B		10/18/2019	F	1 32385-94		
		10/19/1989	QS	154,000	6925-136	

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 %
23-400	04/10/2023	7	ALTERATIONS	9,137	04/17/2024	NF	100 100
749	08/29/2018	7	ALTERATIONS	12,000	06/19/2019	NF	100 100
724	09/28/2015	7	ALTERATIONS	8,975	04/28/2016	WFF	100 100
687	12/04/1997	5	OTHER	4,000	04/01/1999	JB	100 100
685	12/04/1997	1	NEW CONSTRUC	160,000	04/01/1999	JB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,475 3	1.00	3A 1.00	A 1.00	690,480	1.83	10 0.90	BAV 3.50			738,450

TOTAL	25,475 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE Formerly 521 Lower Road T=Lower Road Influence				LAND	738,500	696,700
St Ind	BREWSTER PARK		LAND	487,200	465,900			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
						TOTAL	1,227,200	1,164,100

DETACHED

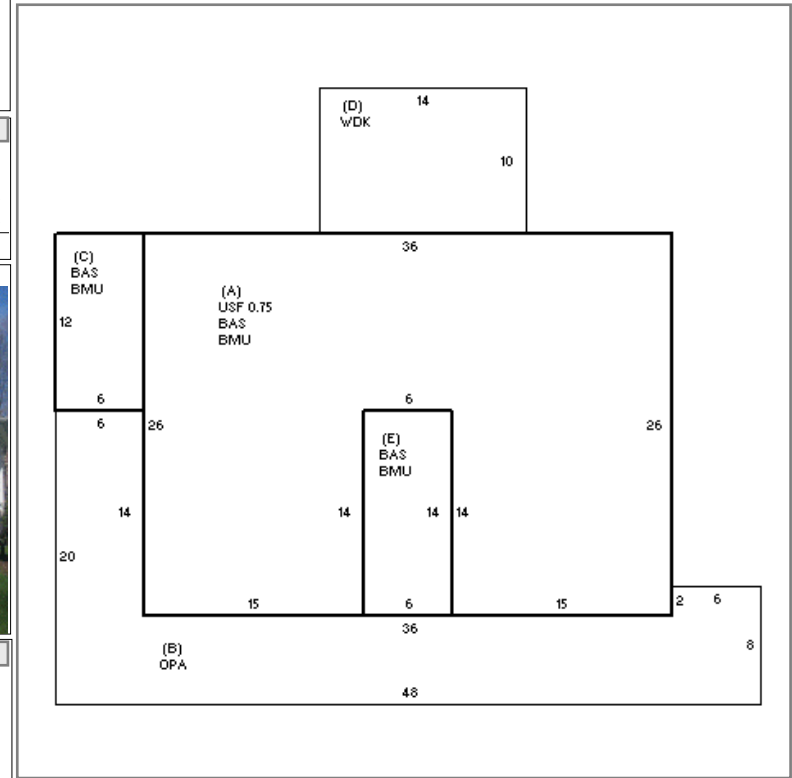
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	8X12		96	22.01	1,500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/28/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/16/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	1,647	DETAIL ADJ	1.000
\$NLA(RCN)	\$361	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	\$12,730
GARAGE SPACES		0	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	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,008		69.11	69,664
+	BAS	L	BASE AREA	924	1998	319.82	295,513
A	USF	L	UPPER STORY FIN	639	1998	225.03	143,794
B	OPA	N	OPEN PORCH	384		61.20	23,501
D	WDK	N	WOOD DECK	140		47.98	6,717
E	BAS	L	BASE AREA	84	1998	319.81	26,864
	F21	O	FPL 2S 1OP	1		12,424.80	12,425
	ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956

TOTAL RCN	594,164
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1998 / 25
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$487,200