

Key: 2028

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.180

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LAND

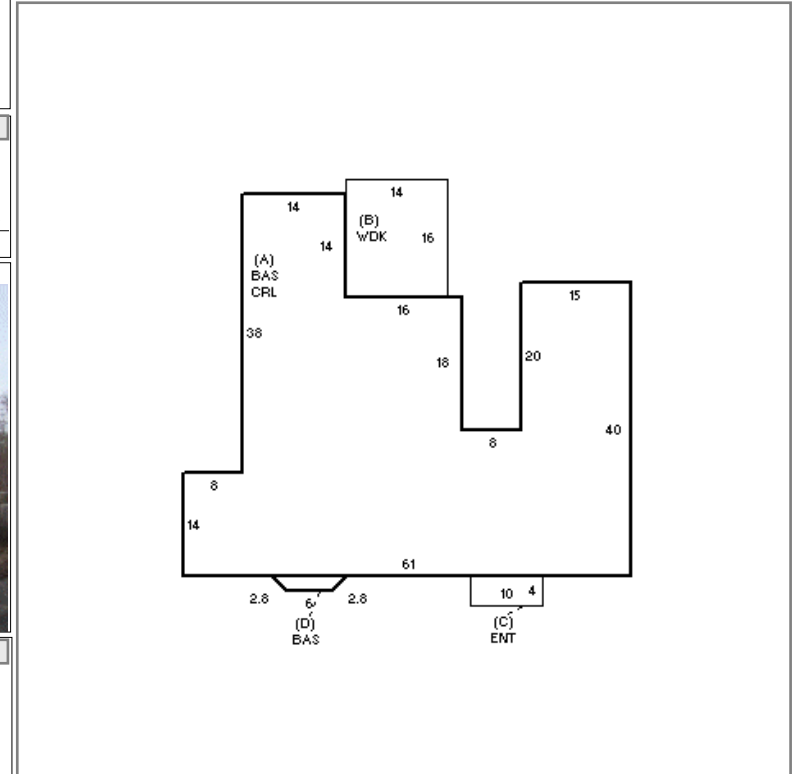
CURRENT OWNER				PARCEL ID				LOCATION			
CORNETTE CHERYL ANN TRUSTEE CHERYL ANN CORNETTE REV LIV TR 17 FIDDLERS LANE BREWSTER, MA 02631				49-149-0				17 FIDDLERS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORNETTE CHERYL ANN TRUS				01/31/2000	F	1	12807-284				
CORNETT CHERYL A				10/03/1994	QS	114,500	9392-217				
MARGARET FANTOZZI				12/01/1989	A	1	N/A-N/A				

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	%
696	09/16/2022	7	ALTERATIONS	33,490	02/27/2023	TCK	100	100
808	09/07/2016	7	ALTERATIONS	7,900	02/23/2017	NF	100	100
NP		12	CYCLICAL NON		12/04/2007	JH	100	100
166	04/04/2003	7	ALTERATIONS	25,000			100	100
255	06/03/1996	7	ALTERATIONS	4,200			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	47,916	11 1.00	11A 1.00	A 1.00	274,000	1.17	A	1.00	R06	1.25	351,640

TOTAL	1.100 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	N O T E				LAND	351,600	331,800
St Ind	FIDDLERS LANE		LAND	285,700	269,700			
Infl	AVERAGE		DETACHED	11,200	11,000			
			OTHER	0	0			
TOTAL						648,500	612,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	24X24	576	28.49	8,200
SHF	A	1.00	50 0.50	22X14	308	19.22	3,000



BUILDING	CD	ADJ	DESC	MEASURE	2/12/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/14/2008	JH
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	3/28/2023	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,821		
NET AREA	2,224	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	2,208		16.42	36,255	CONDITION ELEM	CD		
\$NLA(RCN)	\$207	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	224		30.87	6,915	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	ENT	N	ENCLOSED ENTRY	40		102.08	4,083	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	2,224	1940	174.71	388,548	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00		F12	O	FPL 1S 2OP	2		7,459.60	14,919	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		3,958.80	3,959	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1957 / 66
																		COND	38 38 %
																		FUNC	0
																		ECON	0
																		DEPR	38 % GD 62
																		RCNLD	\$285,700