

Key: 2043

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.195

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRUNELLE JOSHUA A & SARAH J 169 FIDDLERS LANE BREWSTER, MA 02631				48-34-0				149 FIDDLERS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRUNELLE JOSHUA A & SARAH				10/26/2023	T	350,000	36055-33				
GOSS BRIAN				03/23/2022	J	1	34993-265				
GOSS BRIAN & GOSS RUSSELL				09/04/2007	U	200,000	22311-196				

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	%
23-1207	12/05/2023	7	ALTERATIONS	20,000	05/07/2024	NF	100	100
722	10/26/2023	15	SALE REVIEW	350,000	06/18/2024	JMG	100	100
NP	08/08/2019	7	ALTERATIONS	5,000	07/08/2020	NF	100	100
		12	CYCLICAL NON		12/05/2007	JH	100	100

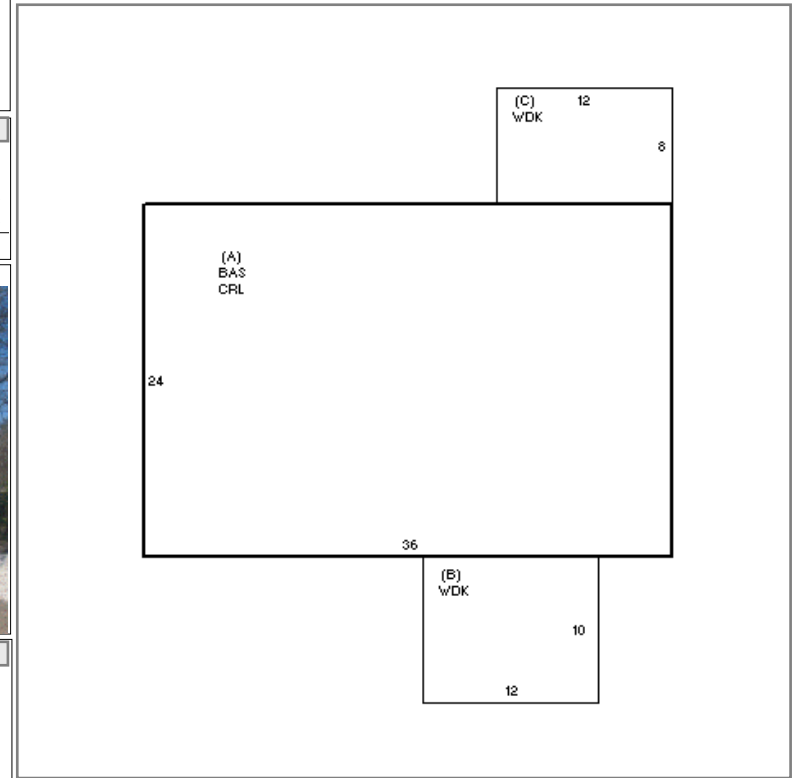
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,700	11	1.00	11A	1.00	A	1.00		R06	1.25	267,260

TOTAL	15,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE				LAND	267,300	252,100
St Ind	FIDDLERS LANE		BUILDING	179,000	167,500			
Infl	AVERAGE		DETACHED	2,200	2,200			
			OTHER	0	0			
						TOTAL	448,500	421,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10		80	22.01	1,200
SHF	A	1.00	50 0.50 8X11		88	22.01	1,000



BLDG COMMENTS
INFO @ DOOR (2/19/2021)



BUILDING	CD	ADJ	DESC	MEASURE	2/19/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/19/2008	REO
STYLE	1	1.00	RANCH [100%]	REVIEW	6/18/2024	JMG
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	CRL	N	BSMT CRAWL	864		24.12	20,840
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	864	1973	248.47	214,680
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	216		35.28	7,620
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		6,873.30	6,873
				FLOOR COVER	1	HARDWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,173.50	2,174
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	255,696	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
		EFF.YR/AGE	1973 / 50
		COND	30 30 %
		FUNC	0
		ECON	0
		DEPR	30 % GD 70
		RCNLD	\$179,000