Key: 2097

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,249

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GOUDREAU KEVIN J & SHARI-ANN T 21 WESTCHESTER DRIVE AUBURN, MA 01501	49-10-0	236 AMBERGRIS CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GOUDREAU KEVIN J & SHARI-	12/02/2011	QS	480,000	25889-240
VAIL KAREN HUPPI TRUSTEE	05/19/2010	F	1	24562-30
HUPPI NANCY M	04/29/2010	DC		24518-203

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

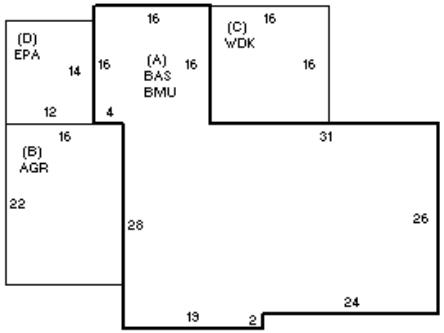
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
150	02/18/2022	7	ALTERATIONS	3,700	02/17/2023	TCK	100	100
378	05/09/2017	2	ADD	15,000	04/11/2018	NF	100	100
136	02/25/2016	2	ADD	30,000	01/27/2017	NF	100	100
736	09/25/2013	7	ALTERATIONS	2,500	05/02/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,340	2 1.00	2-A 1.00	A 1.00	767,200	2.62	A 1.00	R19 3.50			753,600

TOTAL	16,335 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 2	NOTE			
St Ind	SALTWORKS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	753,600	711,000
BUILDING	381,300	360,000
DETACHED	0	0
OTHER	0	0
TOTAL	**1,134,900**	**1,071,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/17/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/1/2020	NF
LIST	8/27/2007	JH
REVIEW	3/24/2023	EMZ

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,412	DETAIL ADJ	1.000
$NLA(RCN)	$333	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
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
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	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,412		52.63	74,311
A	BAS	L	BASE AREA	1,412	1979	241.57	341,097
B	AGR	N	ATT GARAGE	352		41.38	14,564
C	WDK	N	WOOD DECK	256		39.20	10,035
D	EPA	N	ENCLOSED PORCH	168		76.48	12,848
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	470,707

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1995 / 28		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$381,300