

Key: 2221

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.374

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
KEROUAC MICHAEL & ANN 70 DORAN DRIVE BREWSTER, MA 02631		48-1-0		70 DORAN DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KEROUAC MICHAEL & ANN		04/28/2023	QS	970,000	35756-118
KRAHN CHRISTINE & MICHAEL		08/27/2018	QS	599,000	31491-250
HALLETT WILLIAM J & SUSAN		06/26/2015	QS	540,000	28972-150

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	%
564	04/28/2023	15	SALE REVIEW	970,000	05/07/2024	JMG	100	100
	08/28/2020	7	ALTERATIONS	15,092	02/25/2021	NF	100	100
	08/27/2018	15	SALE REVIEW	599,000	05/10/2019	JMG	100	100
738	12/08/2005	7	ALTERATIONS	4,000			100	100
332	11/08/1991	3	OUT BUILDING	2,200	02/01/1992		100	100

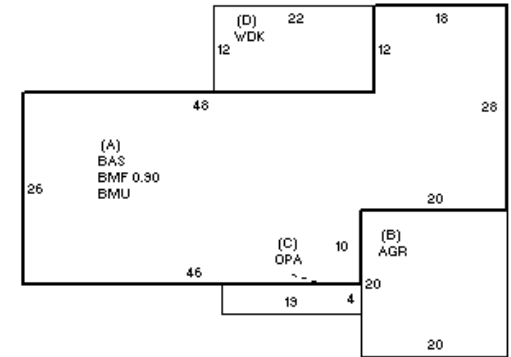
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	16,856	11	1.00	A	1.00	A	1.00	372,640	2.55	A	1.00	R07	1.70			368,060

TOTAL	16,856 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	NOTE				LAND	368,100	347,200
St Ind	AVERAGE		BUILDING	581,400	549,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	949,500	896,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/25/2021	NF
MODEL	1		RESIDENTIAL	LIST	12/3/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	5/7/2024	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	692,190		
NET AREA	1,732	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,732		59.08	102,330	CONDITION ELEM	CD		
\$NLA(RCN)	\$400	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	1,559		36.68	57,179	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,732	1985	273.32	473,388	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	400		47.79	19,115	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	76		57.75	4,389	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	264		45.28	11,953	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F11	O	FPL 1S 1OP	1		8,820.70	8,821					
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00						
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2001 / 22
STORIES	1	1.00																COND	16 16 %
ROOMS	10	1.00	\$15,015															FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	3	1.00																DEPR	16 % GD 84
FIXTURES	10																	RCNLD	\$581,400
GARAGE SPACES	0	1.00																	
% BSMT FIN	90	1.00																	
# 1/2 BATHS	0	1.00																	
# OF UNITS	1	1.00																	