

Key: 2859

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.038

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| PETERSEN JANICE 71 ALDEN DRIVE BREWSTER, MA 02631 | | | | | | 56-72-0 | | | | 71 ALDEN DRIVE | | | |
| TRANSFER HISTORY | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PETERSEN JANICE | | | | | | 04/22/2002 | QS | 207,000 | 15071-049 | | | | |
| PRINCE ANN M | | | | | | 11/20/1998 | H | 107,000 | 11857-334 | | | | |
| KELLEY ISABEL | | | | | | 11/29/1966 | XX | | 1355-631 | | | | |

| 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 | % |
| 193 | 04/11/2006 | 7 | ALTERATIONS | 7,425 | 07/24/2007 | JH | 100 | 100 |
| 534 | 09/12/2001 | 2 | ADD | 6,202 | 05/06/2002 | LB | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| 100 | S | 16,500 | 12 | 1.00 | 12K | 1.00 | A | 1.00 | | | | 226,450 |

| TOTAL | 16,509 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | NBHD 12 | NOTE | | | | LAND | 226,500 | 213,600 |
| St Ind | SCHOOLHOUSE | | LAND | 232,800 | 220,000 | | | |
| Infl | AVERAGE | | DETACHED | 1,800 | 1,800 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 461,100 | 435,400 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 10X12 | | 120 | 21.39 | 1,800 |



BLDG COMMENTS
+ SLOP SINK

| BUILDING | CD | ADJ | DESC | MEASURE | 3/19/2019 | REF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/19/2019 | REF |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 12/30/2019 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1967 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 936 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 936 | | 59.00 | 55,224 |
| \$NLA(RCN) | \$361 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BMF | N | BSMT FINISH | 140 | | 40.34 | 5,647 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 936 | 1967 | 266.22 | 249,182 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | WDK | N | WOOD DECK | 192 | | 39.20 | 7,526 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 4,447.00 | 4,447 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,637.00 | 7,637 |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |

| TOTAL RCN | 337,463 | CONDITION ELEM | CD |
|------------|-----------|----------------|----|
| | | EXTERIOR | A |
| | | INTERIOR | G |
| | | KITCHEN | A |
| | | BATHS | A |
| | | HEAT/ELEC | A |
| EFF.YR/AGE | | 1971 / 52 | |
| COND | 31 | 31 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 31 | % GD | 69 |
| RCNLD | \$232,800 | | |

(B) WDK
16

(A) BAS
BMF 0.15
BMU
26

36