

Key: 2863

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.042

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CURRENT OWNER				PARCEL ID				LOCATION			
BRAZIL PAUL A & MAYER MOLLY 195 ALDEN DRIVE BREWSTER, MA 02631				55-43-0				195 ALDEN DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRAZIL PAUL A & MAYER MOL				04/15/2014	QS	309,000	28088-79				
PETERSON BRENDA K				12/10/2009	A	1	24226-55				
PETERSON RICHARD (LIFE ES				08/04/2009	F	1	23940-335				

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	%
881	09/29/2021	7	ALTERATIONS	10,000	05/03/2022	TCK	100	100
		12	CYCLICAL NON		03/20/2019	NF	100	100
265	04/07/2017	7	ALTERATIONS	4,900	05/01/2018	NF	100	100
042	01/27/1995	5	OTHER	4,000	05/20/1996	JB	100	100
020	01/17/1995	5	OTHER	4,000	05/20/1996	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,500	12	1.00	12K	1.00	A	1.00				254,880
						230,160	1.64	A	1.00	R05	1.05	

TOTAL	29,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E				LAND	254,900	240,500
St Ind	SCHOOLHOUSE		LAND	356,900	341,200			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
			TOTAL	613,200	583,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X8	1995	80	22.01	1,400



(A)  
USF 0.75  
BAS  
BMF 0.75  
BMU

26

32

BUILDING	CD	ADJ	DESC	MEASURE	3/20/2019	NF
MODEL	1		RESIDENTIAL	LIST	12/6/2007	REO
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
BMF=FAMILY ROOM (PER OWNER 5/3/22)

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YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	446,079		
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		60.18	50,070	CONDITION ELEM	CD		
\$NLA(RCN)	\$306	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	624		38.34	23,927	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	832	1994	281.60	234,293	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	624	1994	187.52	117,015	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1994 / 29
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$356,900

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00