

Key: 3365

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.576

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
180 BLUEBERRY POND LLC C/O CAPE RETREAT LLC 9 DENTON TERRACE BOSTON, MA 02131				100-40-0				180 BLUEBERRY POND DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CAPE RETREAT LLC				04/29/2024	QS	983,290	(235772)					
180 BLUEBERRY POND LLC				04/11/2018	C	649,000	(215873)					
SIA RONALD TERK &				04/25/2014	QS	470,000	(203188)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,200	13	1.00	13J 1.00	A 1.00						387,260

LAND

TOTAL	29,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	UPV=VIEW CC BAY			LAND	387,300	365,400
St Ind	BLUEBERRY POND		LAND	468,900	448,600			
Infl	AVERAGE		DETACHED	5,700	5,600			
			OTHER	0	0			
						TOTAL	861,900	819,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 01 1.00	15X19	2019	285	19.84	5,700



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	2/4/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

G

YEAR BLT	1966	SIZE ADJ	0.990
NET AREA	2,572	DETAIL ADJ	1.000
\$NLA(RCN)	\$240	OVERALL	0.910
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	6	1.00	
BATHROOMS	3	1.00	
FIXTURES	9	\$12,776	
GARAGE SPACES	0	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	866	1966	137.66	119,211
+	BAS	L	BASE AREA	931	1966	287.81	267,947
+	OPA	N	OPEN PORCH	240		54.05	12,973
B	PTA	N	PATIO	24		30.95	743
+	USF	L	UPPER STORY FIN	775	1966	198.75	154,034
+	WDK	N	WOOD DECK	385		42.38	16,316
E	PTA	N	PATIO	36		24.93	897
G	LLU	N	LOWER LEVEL UNF	150		103.22	15,483
I	PTA	N	PATIO	48		24.93	1,197
J	PTA	N	PATIO	108		17.19	1,856
MST	O		MAS/METAL STACK	2		5,434.05	10,868
ODS	O		OUTDOOR SHOWER	1		2,610.80	2,611

TOTAL RCN	616,912
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$468,900

