**Key: 3380**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.592

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| SMITH CHRISTINE A & DOLLOFF DAVID H<br>387 BLUEBERRY POND DRIVE<br>BREWSTER, MA 02631 | 89-39-0 | 387 BLUEBERRY POND DRIVE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| SMITH CHRISTINE A & DOLLO | 08/25/2020 | F | 1 | (223478) |
| SMITH CHRISTINE A TRUSTEE | 11/14/2011 | QS | 395,000 | (195651) |
| MICHAEL SUZANNE | 11/14/2011 | DC | | (62126) |

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

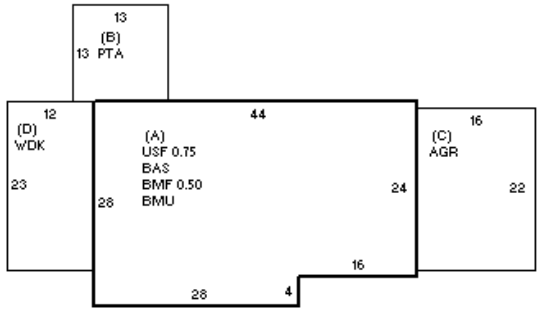
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 403 | 05/13/2022 | 7 | ALTERATIONS | 6,161 | 03/06/2023 | TCK | 100 | 100 |
| 1100 | 12/17/2021 | 7 | ALTERATIONS | 14,500 | 04/14/2022 | TCK | 100 | 100 |
| 301 | 05/01/2012 | 2 | ADD | 17,000 | 02/12/2013 | MR | 100 | 100 |
| 69 | 02/01/2012 | 2 | ADD | 65,000 | 02/12/2013 | MR | 100 | 100 |
| | | 12 | CYCLICAL NON | | 06/16/2004 | TG | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 39,000 | 13 1.00 | 13J 1.00 | A 1.00 | 252,080 | 1.34 | A 1.00 | R06 1.15 | | | 302,130 |

| TOTAL | 39,000 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | BLUEBERRY POND | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 302,100 | 285,000 |
| BUILDING | 451,100 | 426,100 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **753,200** | **711,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 03/06/2023

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 11/25/2020 | TCK |
|---|---|---|
| LIST | 11/25/2020 | EST |
| REVIEW | 3/30/2023 | EMZ |

BLDG COMMENTS
BMF=DEN/OFFICE
INFO @ DOOR (11/25/20)

| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,044 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $298 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 0 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 9 | $11,934 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 50 | 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 | 2 | HOT WATER | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,168 | | 57.59 | 67,268 |
| A | BMF | N | BSMT FINISH | 584 | | 41.14 | 24,027 |
| A | BAS | L | BASE AREA | 1,168 | 1973 | 258.97 | 302,480 |
| A | USF | L | UPPER STORY FIN | 876 | 1973 | 185.61 | 162,595 |
| B | PTA | N | PATIO | 169 | | 15.41 | 2,604 |
| C | AGR | N | ATT GARAGE | 352 | | 42.20 | 14,855 |
| D | WDK | N | WOOD DECK | 276 | | 39.98 | 11,035 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,354.00 | 10,354 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,463.30 | 2,463 |

| TOTAL RCN | 609,616 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | V |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1981 / 42 | |
|---|---|---|
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | $451,100 |