

Key: 3393

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.605

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CRAWLEY JOYCE A C/O HOSSFELD ANDREW S TRUSTEE & 306 BLUEBERRY POND DRIVE BREWSTER, MA 02631				101-10-0				306 BLUEBERRY POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HOSSFELD ANDREW S TRUSTEE				06/04/2024	F			1 (236119)			
CRAWLEY JOYCE A				04/20/1982	XX			1 (88417)			

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	%
287	03/29/2019	7	ALTERATIONS	20,000	07/07/2020	TCK	100	100
		12	CYCLICAL NON		04/11/2013	SF	100	100

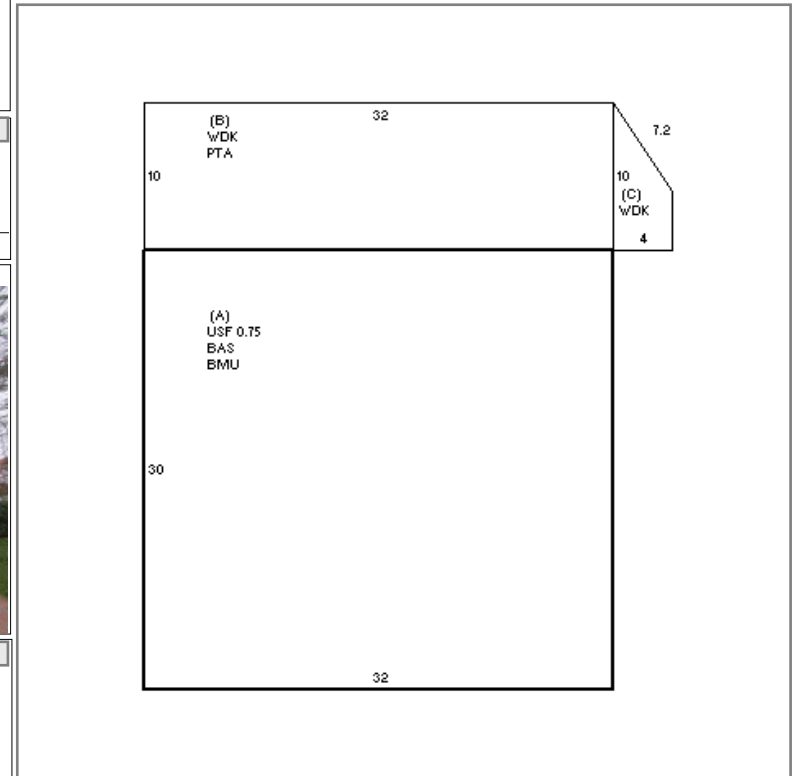
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	25,200	13	1.00	13J	1.00	A	1.00	252,080	1.84	A	1.00	R06	1.15		268,850

TOTAL	25,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	268,900	253,700
St Ind	BLUEBERRY POND		BUILDING	452,400	427,300			
Infl	AVERAGE		DETACHED	22,400	22,200			
			OTHER	0	0			
						TOTAL	743,700	703,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	V	1.50	10 0.90		506	42.74	19,500
SHF	A	1.00	30 0.70		56	22.01	900
PTD	A	1.00	10 0.90		273	8.10	2,000



BUILDING	CD	ADJ	DESC	MEASURE	11/25/2020	TCK
MODEL	1		RESIDENTIAL	LIST	4/11/2013	SF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/4/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	1.000
\$NLA(RCN)	\$350	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	\$12,584
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		71.39	68,534
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	960	1983	322.13	309,241
ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	720	1983	222.46	160,169
ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	320		16.35	5,233
FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	348		47.43	16,507
INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP		1		12,282.70	12,283
HEATING/COOL	11	HTWT/CL AIR	1.05	ODS	O	OUTDOOR SHOWER		1		2,922.20	2,922
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	587,473
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$452,400