

Key: 3408

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.619

LEG
A
L

CURRENT OWNER				PARCEL ID				LOCATION			
CUTLIP DONALD E & CINDY A 165 THORNDIKE STREET BROOKLINE, MA 02446				100-42-0				156 BLUEBERRY POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CUTLIP DONALD E & CINDY A				05/17/2004	QS	605,000 (173026)					
PENDLETON WILLIAM C TRUST				12/09/1997	F	100 (146814)					
PENDLETON WILLIAM C & JOY				10/15/1987	XX	N/A-N/A					

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	%
369	11/08/1990	12	CYCLICAL NON ADD	53,000	04/09/2013 04/25/1991	SF	100	100

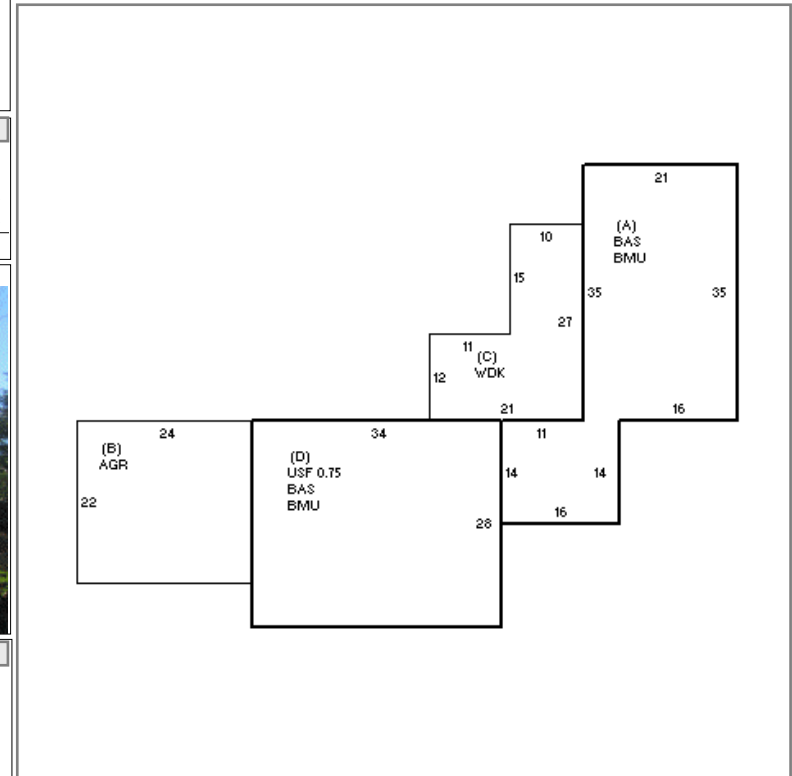
L
A
N
D

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,600	13	1.00	13J 1.00 A 1.00	252,080	1.49	A	1.00	R06	1.15	288,920

TOTAL	33,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	LAND	288,900	272,600			
St Ind	BLUEBERRY POND		BUILDING	721,900	690,400			
Infl	AVERAGE		DETACHED	400	400			
			OTHER	0	0			
			TOTAL	1,011,200	963,400			

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20 8X12	1988	96	22.01	400



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/4/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1988	SIZE ADJ	0.990
NET AREA	2,625	DETAIL ADJ	1.000
\$NLA(RCN)	\$357	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$10,343
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	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
+	BMU	N	BSMT UNFINISHED	1,911		65.45	125,069
+	BAS	L	BASE AREA	1,911	1988	297.70	568,911
B	AGR	N	ATT GARAGE	528		50.92	26,886
C	WDK	N	WOOD DECK	402		51.46	20,686
D	USF	L	UPPER STORY FIN	714	1988	241.34	172,319
	F21	O	FPL 2S 1OP	1		13,325.60	13,326

TOTAL RCN	937,540
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1988 / 35
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$721,900