Key: 3416

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,627

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUGGAN CHRISTOPHER & BROOKE **4 SOUTH POND DRIVE** **BREWSTER, MA 02631**	**88-27-0**	**4 SOUTH POND DRIVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUGGAN CHRISTOPHER & BROO	01/04/2021	QS	675,000	33640-105
BYRAM-BOURGUIGNON IRENE &	10/22/2014	F	1	28460-269
BYRAM-BOURGUIGNON IRENE &	05/13/2014	F	1	28140-295

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

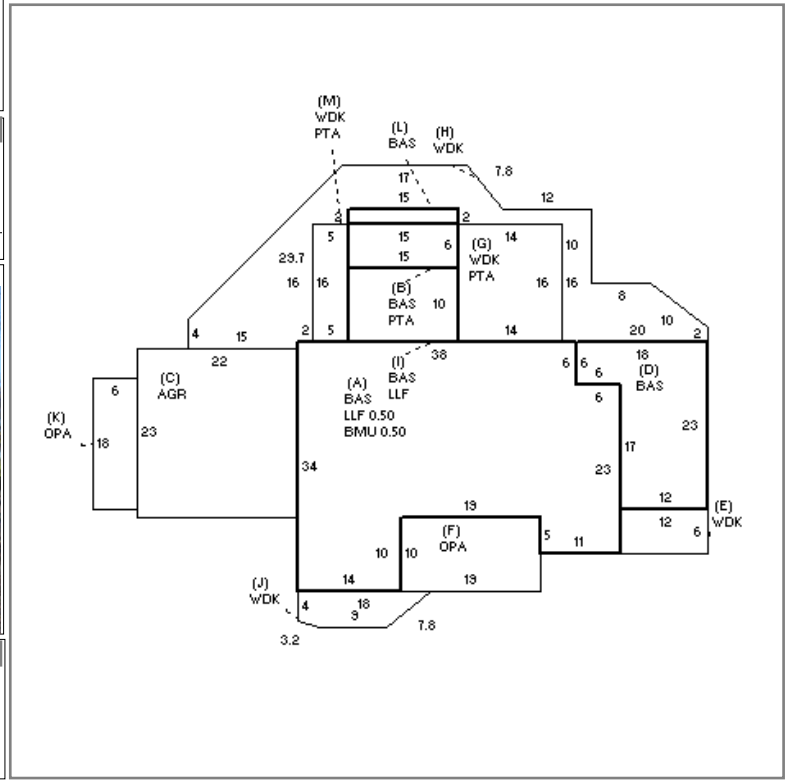
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1109	12/17/2021	7	ALTERATIONS	5,200	04/20/2022	TCK	100	100
107	02/04/2021	7	ALTERATIONS	2,500	12/08/2021	JMG	100	100
	01/04/2021	16	MLS REVIEW	675,000	12/08/2021	JMG	100	100
779	11/03/2020	7	ALTERATIONS	10,000	12/08/2021	JMG	100	100
619	08/11/2017	7	ALTERATIONS	11,800	05/29/2018	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,620	13 1.00	13M 1.00	A 1.00	252,080	1.67	A 1.00	R04 1.15			276,990

TOTAL	28,620 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	LUND FARM				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	277,000	261,300
BUILDING	570,000	545,200
DETACHED	5,600	5,600
OTHER	0	0
TOTAL	**852,600**	**812,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X8	2002	64	22.01	1,100
SHF	A 1.00	30 0.70	8X12		96	22.01	1,500
SHF	A 1.00	20 0.80	10X8		80	22.01	1,400
CPD	A 1.00	30 0.70	10X20		200	11.75	1,600

PHOTO 04/20/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/29/2020	TCK
LIST	5/16/2006	JB
REVIEW	4/29/2022	MR

BLDG COMMENTS

BMF=BATH

YEAR BLT	1974	SIZE ADJ	0.990
NET AREA	2,555	DETAIL ADJ	1.000
$NLA(RCN)	$286	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	10	$14,300
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	608		67.85	41,252
A	LLF	L	LOWER LEVEL FIN	608	1974	143.80	87,430
B	PTA	N	PATIO	90		19.92	1,793
+	BAS	L	BASE AREA	240	2005	257.70	61,849
C	AGR	N	ATT GARAGE	506		42.24	21,375
D	BAS	L	BASE AREA	312	2002	257.70	80,403
+	WDK	N	WOOD DECK	1,008		42.69	43,031
+	OPA	N	OPEN PORCH	298		54.45	16,226
G	PTA	N	PATIO	224		15.58	3,490
I	LLF	L	LOWER LEVEL FIN	150	2005	143.80	21,570
+	BAS	L	BASE AREA	1,245	1974	257.70	320,838
M	PTA	N	PATIO	80		19.92	1,593
	GFP	O	GAS FIREPLACE	1		3,404.20	3,404
	SNA	O	SAUNA	1		12,179.40	12,179

TOTAL RCN	730,733

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1989 / 34		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD	$570,000		