Key: 3437

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,648

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CAPLAN EDWARD T JR & GERALDINE V 199 BLUEBERRY POND DRIVE BREWSTER, MA 02631	100-37-0	199 BLUEBERRY POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CAPLAN EDWARD T JR & GERA	08/14/2015	O	720,000	(207117)
LAW DANEEN R & JAMES W	02/17/2012	F		(196363)
MARTIN DANEEN R	05/18/2006	QS	707,000	(180072)

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

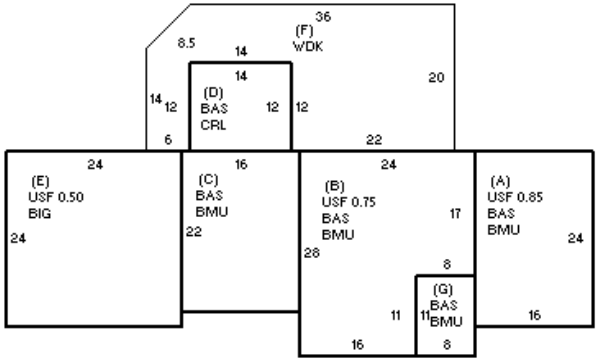
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	11/02/2021	30	ABATEMENT RE		11/02/2021	JMG	100	100
325	05/29/2020	7	ALTERATIONS	15,000	11/25/2020	TCK	100	100
715	09/19/2017	5	OTHER	2,000	05/25/2018	NF	100	100
288	04/08/2016	7	ALTERATIONS	60,000	02/27/2017	NF	100	100
293	05/04/2015	7	ALTERATIONS	10,000	04/18/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,313	13 1.00	13J 1.00	A 1.00	252,080	1.49	A 1.00	R06 1.15			288,150

TOTAL	33,313 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	BLUEBERRY POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	288,200	271,900
BUILDING	892,600	842,800
DETACHED	800	800
OTHER	0	0
TOTAL	**1,181,600**	**1,115,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	8X8	2001	64	22.01	800

PHOTO 11/25/2020

BLDG COMMENTS

GENERATOR

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/2/2021	JMG
LIST	11/2/2021	JMG
REVIEW	11/2/2021	JMG

YEAR BLT	2001	SIZE ADJ	0.990
NET AREA	2,628	DETAIL ADJ	1.000
$NLA(RCN)	$377	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	$14,466
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	0	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,408		72.47	102,042
+	BAS	L	BASE AREA	1,576	2001	332.66	524,277
+	USF	L	UPPER STORY FIN	1,052	2001	242.84	255,470
D	CRL	N	BSMT CRAWL	168		41.81	7,025
E	BIG	N	BUILT-IN GARAGE	576		67.01	38,600
F	WDK	N	WOOD DECK	654		53.98	35,305
	GFP	O	GAS FIREPLACE	1		4,304.80	4,305
	MST	O	MAS/METAL STACK	1		6,922.60	6,923
	ODS	O	OUTDOOR SHOWER	1		3,325.70	3,326

TOTAL RCN 991,738

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

EFF.YR/AGE 2012 / 11

COND	11 11 %		
FUNC	0		
ECON	0		
DEPR	10	% GD	90

RCNLD $892,600