

Key: 4552

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.762

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NADEAU SUSAN L & CARL N TRUSTEES NADEAU TRUST 82 HENRYS ROAD BREWSTER, MA 02631				101-96-0				82 HENRYS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NADEAU SUSAN L & CARL N T				12/15/2020	F	1	33579-348				
NADEAU CARL NORMAN & SUSAN				12/17/2018	QS	487,500	31731-241				
GOETZ ARTHUR DECKER &				12/19/2014	F	1	28586-348				

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	%
662	12/17/2018	15	SALE REVIEW	487,500	07/25/2019	JMG	100	100
1023	09/02/2015	3	OUT BUILDING	4,000	04/18/2016	WFF	100	100
449	12/12/2014	7	ALTERATIONS	15,000	06/04/2015	MW	100	100
343	05/22/2013	5	OTHER		08/15/2014	RJM	100	100
	04/24/2013	7	ALTERATIONS	6,000	08/15/2014	RJM	100	100

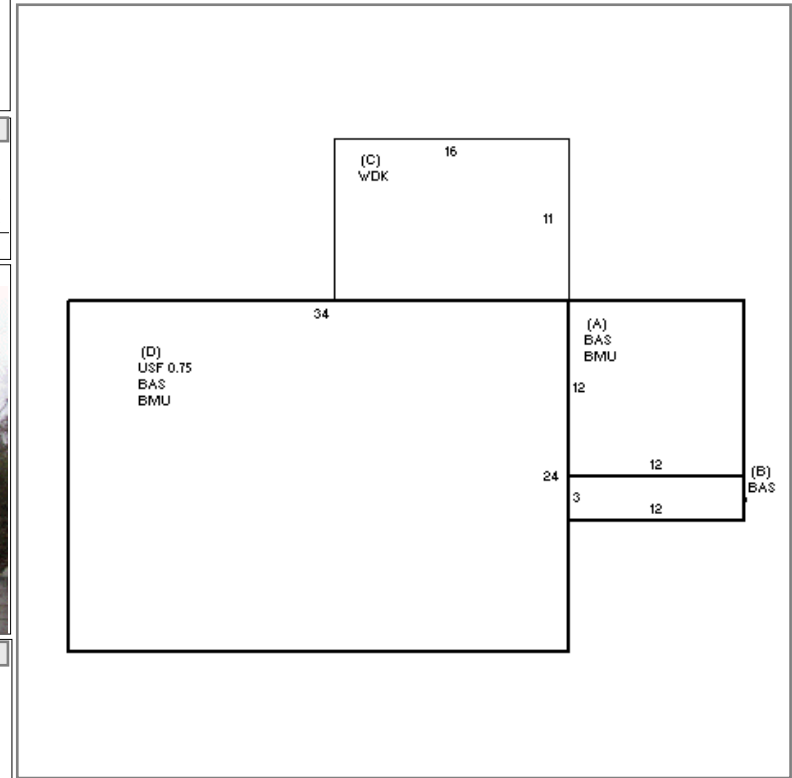
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	13	1.00	A	1.00	A	1.00				226,890

TOTAL	22,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	226,900	214,100
St Ind	AVERAGE		BUILDING	422,400	399,200			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
						TOTAL	651,600	615,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2015	120	21.39	2,300



BLDG COMMENTS
5 Fixture Master Bath



BUILDING	CD	ADJ	DESC	MEASURE	12/2/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/2/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/8/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,608	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	960		61.95	59,472
\$NLA(RCN)	\$313	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	960	1984	279.53	268,350
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	36	2009	279.53	10,063
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	176		41.16	7,244
				FLOOR COVER	1	HARDWOOD	1.00	D	USF	L	UPPER STORY FIN	612	1984	193.04	118,141
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		4,669.40	4,669
				HEATING/COOL	9	WARM/CL AIR	1.03		F21	O	FPL 2S IOP	1		10,658.60	10,659
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536
									WPL	O	WHIRLPOOL	1		8,120.70	8,121

TOTAL RCN	502,904
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$422,400