

Key: 463

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 482

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
BROWN ERIK S & CORNETTA MARY L TRUSTEES 66 COMMONWEALTH AVENUE APT 1 BOSTON, MA 02116				68-85-0				51 GOULD DRIVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				BROWN ERIK S & BROWN ERIK S & MARY CORNE SCHECHTER ROBERT P & SUSA				05/29/2008	F	100 (186080)	(176992)	
				06/13/2005	QS	930,000	(159346)					
				10/11/2000	N	485,000						

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 %
279	04/04/2018	7	ALTERATIONS	36,000	07/08/2019	NF	100 100
262	05/03/2011	5	OTHER	5,000	03/23/2012	MR	100 100
111	03/23/2011	2	ADD	200,000	03/23/2012	MR	100 100
312	05/16/2006	1	NEW CONSTRUC	1,000,000	09/27/2007	JH	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	24,719	5	1.00	A	1.00	A	1.00	767,200	1.87	A	1.00	PFPG	3.50			814,350

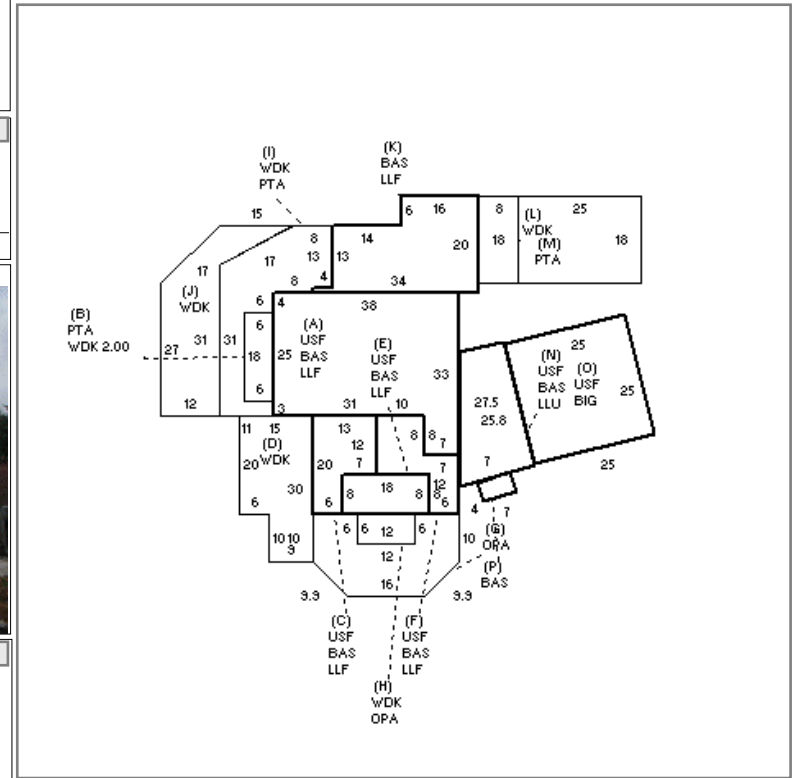
TOTAL	24,719 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	N O T E House # 51 per fire department POND VIEW	LAND	814,400	768,300			
St Ind	AVERAGE		BUILDING	2,798,100	2,670,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>3,612,500</b>	<b>3,439,100</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
+ 6 FIXTURES



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/27/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/4/2021	MR
QUALITY	E	2.10	EXCELLENT [100%]			
FRAME	1	1.00	WD FRAME [100%]			

INDING

YEAR BLT	2006	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,914,678	
NET AREA	6,997	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	2,070	2006	243.81	504,693			
\$NLA(RCN)	\$417	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	2,102	2006	305.41	641,966			
				ROOF SHAPE	3	GAMBREL	1.00	+	WDK	N	WOOD DECK	1,703		86.24	146,865			
				ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	108		34.98	3,777			
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	400	2006	305.41	122,164			
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	461		110.00	50,709			
				HEATING/COOL	9	WARM/CL AIR	1.03	I	PTA	N	PATIO	425		27.98	11,893			
				FUEL SOURCE	1	OIL	1.00	M	PTA	N	PATIO	450		27.98	12,593			
									N	LLU	N	LOWER LEVEL UNF	327		203.28	66,472		
									O	BIG	N	BUILT-IN GARAGE	625		104.63	65,392		
									+	BAS	L	BASE AREA	2,425	2006	488.06	1,183,548		
									GFP	O	GAS FIREPLACE	1		6,877.10	6,877			
									ODS	O	OUTDOOR SHOWER	1		5,312.90	5,313			
									SNA	O	SAUNA	1		24,604.40	24,604			

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

EFF.YR/AGE	2019 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96

RCNLD	\$2,798,100
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