Key: 4656

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,867

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STRAUGHN JOSHUA JAMES &	100-59-0	6 BLUEBERRY POND DRIVE
STRAUGHN DEBORAH JEANNE		
6 BLUEBERRY POND DRIVE		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STRAUGHN JOSHUA JAMES &	04/29/2005	QS	335,000	(176556)
MCDERMOTT THOMAS J TRUSTE	04/08/1986	A	1	(105923)

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	%
		3	OUT BUILDING		04/14/2022	TCK	100	100
280	03/28/2019	7	ALTERATIONS	800	07/07/2020	TCK	100	100
546	06/21/2016	7	ALTERATIONS	3,000	02/27/2017	NF	100	100
763	10/07/2015	77	SOLAR PANELS	7,000	04/18/2016	WFF	100	100
582	08/03/2015	7	ALTERATIONS	2,798	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	21,600	13 1.00	13J 1.00	A 1.00	252,080	2.08	A 1.00	R06 1.15			260,110

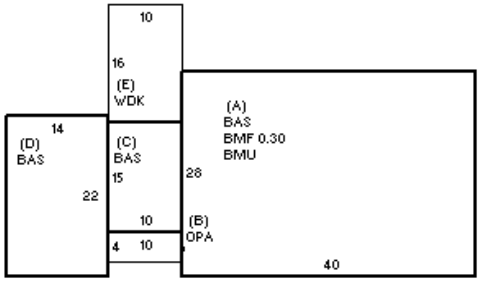
TOTAL	21,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	BLUEBERRY POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	260,100	245,400
BUILDING	382,700	365,800
DETACHED	22,100	21,800
OTHER	0	0
TOTAL	**664,900**	**633,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12		96	22.01	1,100
DGF	A 1.00	01 1.00	28X28	2020	784	26.84	21,000

PHOTO 04/14/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/23/2020	TCK
LIST	7/31/2007	JH
REVIEW	4/28/2022	MR

BLDG COMMENTS

32 SOLAR PANELS

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,578	DETAIL ADJ	1.000
$NLA(RCN)	$307	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,939
GARAGE SPACES	0	1.00
% BSMT FIN	30	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,120		57.03	63,871
A	BMF	N	BSMT FINISH	336		40.74	13,688
B	OPA	N	OPEN PORCH	40		50.50	2,020
+	BAS	L	BASE AREA	1,270	1974	243.99	309,862
D	BAS	L	BASE AREA	308	2007	243.99	75,148
E	WDK	N	WOOD DECK	160		39.59	6,335
	F12	O	FPL 1S 2OP	1		9,567.70	9,568

TOTAL RCN	484,430
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	G

EFF.YR/AGE	1991 / 32		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD	$382,700		