

Key: 4659

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.870

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
COTTRELL MICHAEL & CHRISTINE A 37 OLD VALLEY ROAD BREWSTER, MA 02631				100-50-0				37 OLD VALLEY ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
COTTRELL MICHAEL & CHRIST				05/22/2015	U	98,000	(206306)					
MACKINEN JEFFREY M TRUSTE				12/04/2000	F	1	(159969)					
MACKINEN WILLIAM F & MARG				01/25/1982	XX		(87869)					

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	%
816	09/09/2021	7	ALTERATIONS	10,000	03/08/2023	TCK	100	100
601	09/11/2020	7	ALTERATIONS	19,000	04/14/2022	TCK	100	100
797	10/16/2015	1	NEW CONSTRUC		04/27/2016	WFF	100	100
797	10/16/2015	1	NEW CONSTRUC	380,000	02/27/2017	NF	100	100

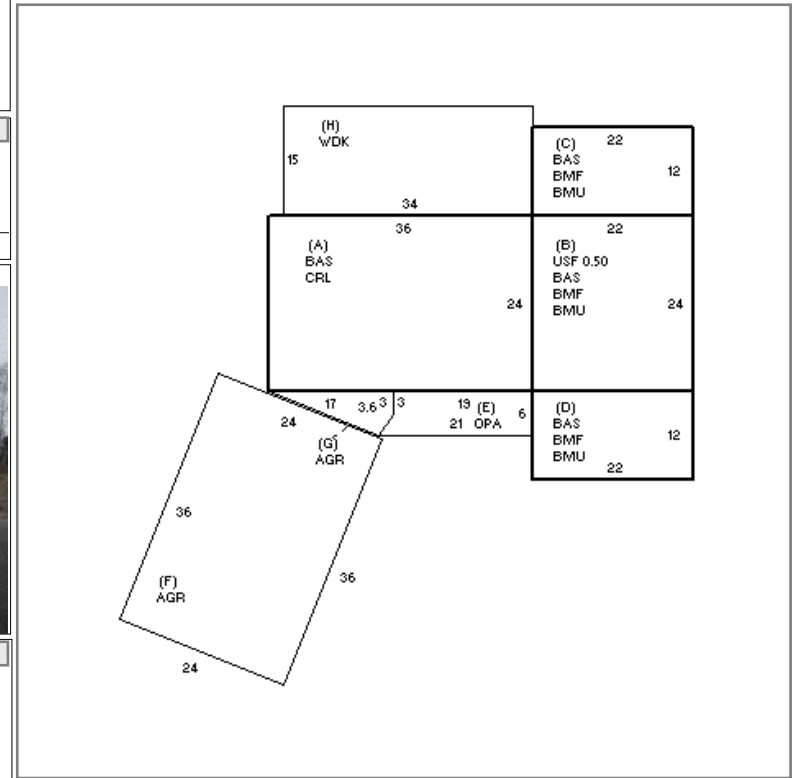
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	34,465	13	1.00	13J	1.00	A	1.00	163,852	1.46	35	0.65	R06	1.15		189,300

TOTAL	34,465 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E T=slope and steep access issues.	LAND	189,300	178,600			
St Ind	BLUEBERRY POND		BUILDING	727,000	693,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	916,300	872,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	BMF=FAM RM (PER OWNER)
---------------	------------------------



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2017	WFF
MODEL	1		RESIDENTIAL	LIST	5/16/2016	WFF
STYLE	4	1.02	CAPE [100%]	REVIEW	3/31/2023	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2016	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,184	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$358	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	8	1.00		FLOOR COVER	6	OTHER	1.00
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOL	9	WARM/CL AIR	1.03
FIXTURES	6	\$9,009		FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	3	1.00					
% BSMT FIN	0	1.00					
# 1/2 BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	864		30.95	26,744
+	BAS	L	BASE AREA	1,920	2016	261.93	502,908
+	BMU	N	BSMT UNFINISHED	1,056		65.21	68,867
+	BMF	N	BSMT FINISH	1,056		39.35	41,553
B	USF	L	UPPER STORY FIN	264	2016	214.51	56,631
E	OPA	N	OPEN PORCH	117		57.75	6,757
F	AGR	N	ATT GARAGE	864		42.81	36,989
G	AGR	N	ATT GARAGE	54		51.76	2,795
H	WDK	N	WOOD DECK	510		45.28	23,091
	GFP	O	GAS FIREPLACE	1		3,610.50	3,611
	ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789

TOTAL RCN	781,743
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2016 / 7
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$727,000