

Key: 4902

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.123

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
JANSEN KELLIE & HANLON STEPHEN R		137-77-0		76 VESPER POND DRIVE	
76 VESPER POND DRIVE		TRANSFER HISTORY		DOS	T
BREWSTER, MA 02631		JANSEN KELLIE & HANLON ST		11/22/2023	QS
		VIVONA-MILLER LOUISE TRUS		10/25/2013	QS
		WHELAN THOMAS		08/29/2003	D
CD	T	AC/SF/UN	Nbhd	St Ind	Infl
100	S	60,000	9	1.00	A
300	A	0.123	9	1.00	A
ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT
192,896	1.00	20	0.80	R05	1.10
13,200	1.00	A	1.00	R05	1.10
					ADJ VALUE
					266,950
					1,620

LAND

TOTAL	1.500 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE ADJ FOR WET/POWER LINES ESMT			LAND	268,600	253,400	
St Ind	AVERAGE		BUILDING	583,100	548,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	851,700	801,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



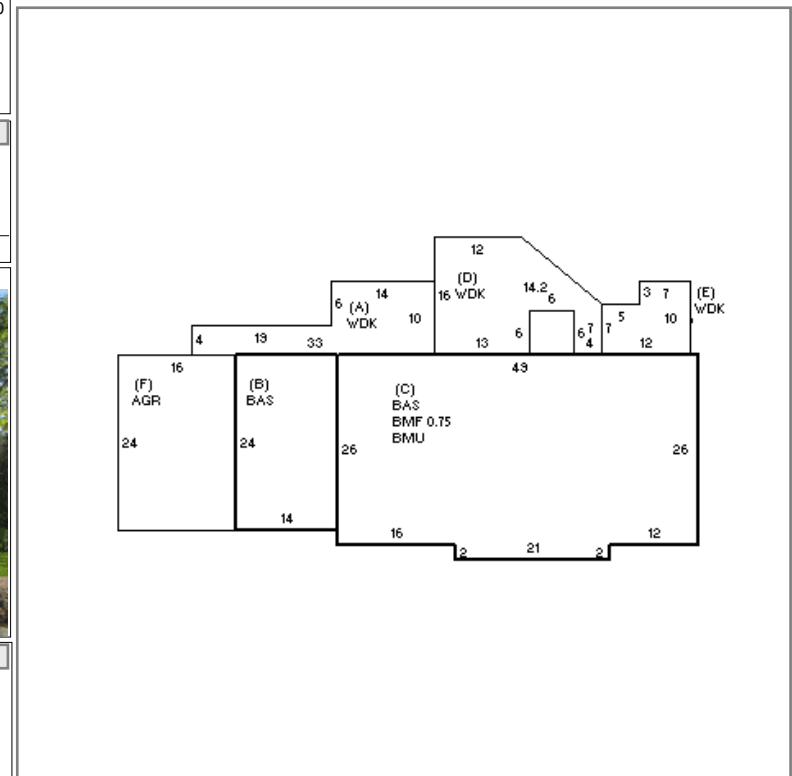
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
82	11/22/2023	15	SALE REVIEW	840,000	06/23/2024	JMG	100 100
1039	02/08/2015	77	SOLAR PANELS	21,138	06/23/2015	MW	100 100
416	12/18/2014	7	ALTERATIONS	1,500	06/23/2015	MW	100 100
NP	05/20/2014	2	ADD	70,000	06/23/2015	MW	100 100
		12	CYCLICAL NON		01/27/2007	JH	100 100

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/4/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/4/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	6/23/2024	JMG
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BMF=FAM RM/REC RM
11 SOLAR PANELS
PULL DOWN STAIRS TO ATTIC



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YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	685,971			
NET AREA	1,652	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	WDK	N	WOOD DECK	604		48.45	29,265	CONDITION ELEM CD				
\$NLA(RCN)	\$415	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	B	BAS	L	BASE AREA	336	2005	292.49	98,276	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	1,316		67.16	88,386	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BMF	N	BSMT FINISH	987		44.00	43,429	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	1,316	2002	292.49	384,913	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	F	AGR	N	ATT GARAGE	384		51.14	19,638	HEAT/ELEC	A			
				HEATING/COOL	9	WARM/CL AIR	1.03	F11	O	FPL 1S 1OP	1		9,439.30	9,439						
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1		2,984.90	2,985						
																		EFF.YR/AGE	2003 / 20	
																		COND	15 15 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$583,100	