

Key: 5004

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.224

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
VALCOURT ROBERT F & SUSAN E C/O VALCOURT ROBERT F TRUSTEE 29 GENDREAU STREET CHICOPEE, MA 01020		137-49-0		54 DEER PATH CIRCLE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
VALCOURT ROBERT F TRUSTEE		03/05/2024	F	1	36249-328
VALCOURT ROBERT F & SUSAN		05/05/2003	QS	350,000	16857-071
MCKENNA HORACE W & JEANNE		01/22/1979	XX	57,750	2860-269

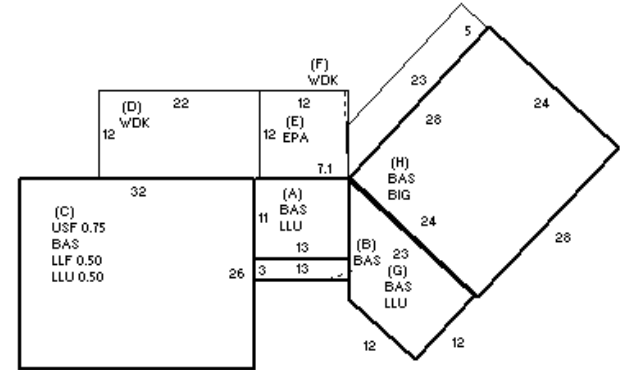
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
23-637	05/29/2023	7	ALTERATIONS	19,000	05/28/2024	TCK	100 100
849	10/25/2017	3	OUT BUILDING	100,000	06/05/2019	NF	100 100
		14	CYCLICAL GRO		02/22/2017	NF	100 100
968	10/21/2016	7	ALTERATIONS	4,200	02/22/2017	NF	100 100
577	10/03/2005	1	NEW CONSTRUC	125,000	05/16/2006	JB	100 100

TOTAL	24,200 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE	LAND	254,600	240,200			
St Ind	AVERAGE		BUILDING	783,700	749,200			
Infl	AVERAGE		DETACHED	32,900	32,600			
			OTHER	0	0			
TOTAL			1,071,200	1,022,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	E	1.80 10 0.90	BOAT SHED18X	2017	756	48.31	32,900



BLDG COMMENTS
CEDAR CLOSET IN BASEMENT 169 SQ FT



BUILDING	CD	ADJ	DESC	MEASURE	6/5/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/5/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/11/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	0.990
NET AREA	2,936	DETAIL ADJ	1.000
\$NLA(RCN)	\$342	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		7	\$12,185
GARAGE SPACES		2	1.00
% BSMT FIN		40	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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	769		114.32	87,913
+	BAS	L	BASE AREA	1,014	1978	307.16	311,457
C	LLF	L	LOWER LEVEL FIN	416	1978	181.30	75,419
C	USF	L	UPPER STORY FIN	624	1978	243.71	152,075
+	WDK	N	WOOD DECK	392		51.96	20,369
E	EPA	N	ENCLOSED PORCH	144		106.71	15,367
+	BAS	L	BASE AREA	882	2005	307.16	270,912
H	BIG	N	BUILT-IN GARAGE	672		63.04	42,365
	F21	O	FPL 2S 1OP	1		13,456.30	13,456
	ODS	O	OUTDOOR SHOWER	1		3,201.30	3,201

TOTAL RCN	1,004,721
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$783,700