Key: 5009

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,229

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VALCOURT DIANE M & DAVID P TRUSTEES VALCOURT TRUST 96 DEER PATH CIRCLE BREWSTER, MA 02631	137-46-0	96 DEER PATH CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VALCOURT DIANE M & DAVID	08/08/2018	F	1	31452-286
VALCOURT DAVID P & DIANE	11/15/2013	QS	570,000	27826-10
AUBIN JOHN M JR	06/30/2011	QS	560,000	25537-282

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

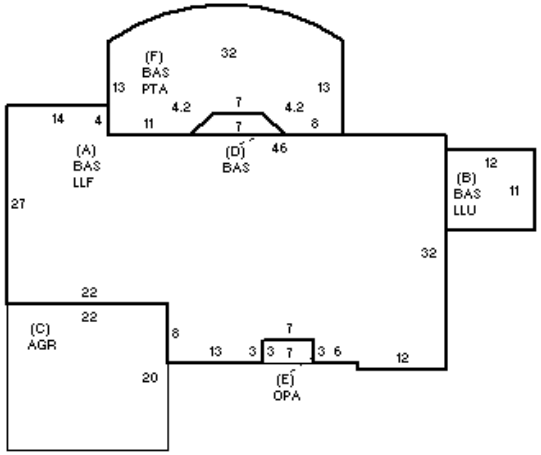
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
235	03/24/2017	2	ADD	190,000	05/11/2018	NF	100	100
479	10/04/2010	7	ALTERATIONS	4,000	01/04/2011	JH	100	100
127	03/02/2007	7	ALTERATIONS	25,000	09/16/2008	JH	100	100
NP		12	CYCLICAL NON		01/30/2007	JH	100	100
445	07/06/2006	7	ALTERATIONS	150,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,400	9 1.00	A 1.00	A 1.00	241,120	1.89	A 1.00	R05 1.10			255,120

TOTAL	24,400 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	255,100	240,700
BUILDING	1,076,300	1,027,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,331,400**	**1,267,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	G+	1.45	GOOD + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/5/2019	NF
LIST	1/4/2011	JH
REVIEW	10/29/2019	EMZ

YEAR BLT	2000	SIZE ADJ	0.970
NET AREA	4,119	DETAIL ADJ	1.000
$NLA(RCN)	$284	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$17,813
GARAGE SPACES	2	1.00
% BSMT FIN	100	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	2	HIP	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	1,731	2000	170.64	295,369
B	LLU	N	LOWER LEVEL UNF	132		141.00	18,612
C	AGR	N	ATT GARAGE	440		59.83	26,326
+	BAS	L	BASE AREA	1,893	2000	327.63	620,210
E	OPA	N	OPEN PORCH	21		73.84	1,551
F	PTA	N	PATIO	495		18.78	9,298
F	BAS	L	BASE AREA	495	2017	327.63	162,179
	F21	O	FPL 2S 1OP	1		14,991.30	14,991
	ODS	O	OUTDOOR SHOWER	1		3,566.50	3,567

TOTAL RCN	1,169,917

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

EFF.YR/AGE	2015 / 8	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD	$1,076,300	