Key: 5023

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,244

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARTER KENNETH R & SHERMAN KIMBERLY E 5 GOOSEBERY LANE HADLEY, MA 01035	137-37-0	84 CRANBERRY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARTER KENNETH R &	07/23/2012	QS	320,000	26520-236
MACLEAN ARTHUR & RUTH M	06/03/1983	XX		3758-297

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

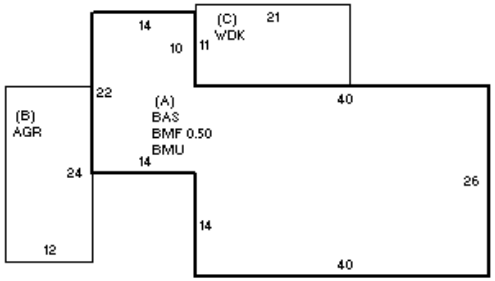
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
315	04/16/2013	7	ALTERATIONS	35,300	08/07/2014	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,900	9 1.00	A 1.00	A 1.00	241,120	1.99	A 1.00	R05 1.10			251,870

TOTAL	22,900 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	251,900	237,600
BUILDING	361,100	345,300
DETACHED	1,800	1,800
OTHER	0	0
TOTAL	**614,800**	**584,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X10		120	21.39	1,800

PHOTO 06/04/2019

BLDG COMMENTS

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	6/4/2019	NF
LIST	6/4/2019	EST
REVIEW	1/7/2020	MR

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,348	DETAIL ADJ	1.000
$NLA(RCN)	$335	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	0	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,488
GARAGE SPACES	1	1.00
% BSMT FIN	50	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,348		52.17	70,319
A	BMF	N	BSMT FINISH	674		36.09	24,325
A	BAS	L	BASE AREA	1,348	1970	236.64	318,991
B	AGR	N	ATT GARAGE	288		41.38	11,917
C	WDK	N	WOOD DECK	231		37.63	8,693
	F11	O	FPL 1S 1OP	1		7,331.50	7,332
	ODS	O	OUTDOOR SHOWER	1		2,318.40	2,318

TOTAL RCN	451,381
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT/ELEC	G

EFF.YR/AGE	1993 / 30		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD	$361,100		