Key: 5028

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,249

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMITH BERNARD D & ANNE C 94 CRANBERRY LANE BREWSTER, MA 02631	137-36-0	94 CRANBERRY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMITH BERNARD D & ANNE C	10/18/1976	XX	45,250	2413-12

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

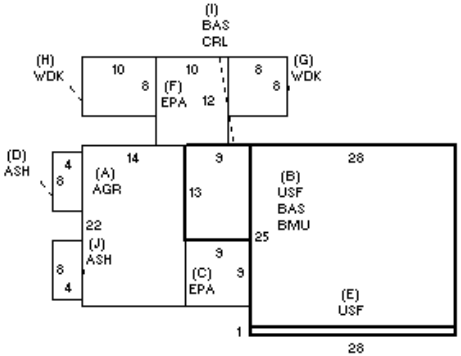
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		06/04/2019	NF	100	100
538	07/25/2012	7	ALTERATIONS	7,900	02/04/2013	MR	100	100
107	02/21/2008	2	ADD	14,725	04/08/2009	JH	100	100
NP		12	CYCLICAL NON		01/30/2007	JH	100	100
674	09/25/2006	7	ALTERATIONS	3,245	01/30/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,300	9 1.00	A 1.00	A 1.00	241,120	2.28	A 1.00	R05 1.10			243,650

TOTAL	19,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	243,700	229,900
BUILDING	328,200	314,500
DETACHED	0	0
OTHER	0	0
TOTAL	571,900	544,400



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/04/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

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

BLDG COMMENTS

HATCH TO ATTIC

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,545	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	308		44.35	13,660
B	BMU	N	BSMT UNFINISHED	700		65.42	45,794
+	BAS	L	BASE AREA	817	1970	289.88	236,835
+	EPA	N	ENCLOSED PORCH	201		76.07	15,290
D	ASH	N	ATT SHED	32		30.62	980
+	USF	L	UPPER STORY FIN	728	1970	193.04	140,533
+	WDK	N	WOOD DECK	144		41.16	5,927
I	CRL	N	BSMT CRAWL	117		31.89	3,731
J	ASH	N	ATT SHED	32		30.62	980
	F21	O	FPL 2S 1OP	1		10,658.60	10,659

TOTAL RCN	482,577

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

EFF.YR/AGE	1970 / 53		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD	$328,200		