

Key: 5033

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.258

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
DAUPHINAIS FRANK B III & AMBER J 97 BAY VIEW DRIVE BREWSTER, MA 02631				138-52-0				97 BAY VIEW DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DAUPHINAIS FRANK B III & DEXTRAZE ANN P				09/02/2020	QS	481,000	33227-156					
FERGUSON ALAN G &				05/10/2004	A	1	18569-345					
				10/14/1988	XX	128,000	6482-210					


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	%
841	11/19/2020	77	SOLAR PANELS	36,000	05/16/2022	TCK	100	100
992	09/02/2020	16	MLS REVIEW	481,000	03/08/2021	JMG	100	100
767	10/28/2016	7	ALTERATIONS	35,420	02/22/2017	NF	100	100
807	09/24/2014	7	ALTERATIONS	7,557	06/23/2015	MW	100	100
	11/14/2006	2	ADD	24,000	09/18/2008	JH	100	100

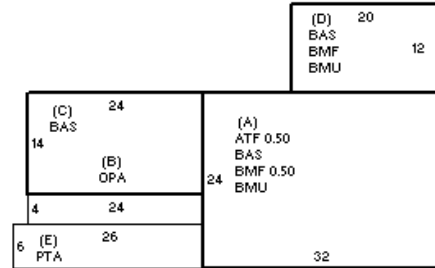
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,400	9	1.00	A	241,120	1.60	A	1.00	R05	1.10	269,310

TOTAL	30,400 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	269,300	254,100
St Ind	AVERAGE		BUILDING	401,200	383,400			
Infl	AVERAGE		DETACHED	6,200	6,100			
			OTHER	0	0			
						<b>TOTAL</b>	<b>676,700</b>	<b>643,600</b>

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D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/16/2022
SHF	G	1.20	01 1.00	8X12	2006	96	26.41	2,500	
HTB	A	1.00	10 0.90	IN SHED		1	4,058.10	3,700	



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BUILDING	CD	ADJ	DESC	MEASURE	2/22/2017	NF	BLDG COMMENTS						
MODEL	1		RESIDENTIAL	LIST	2/22/2017	EST	2 SKYLIGHTS, extra fixture with laundry						
STYLE	4	1.02	CAPE [100%]	REVIEW	5/27/2022	MR	BMF-MEDIA RM (PER PERMIT)						
QUALITY	A	1.00	AVG [100%]				24 SOLAR PANELS						
FRAME	1	1.00	WD FRAME [100%]										

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	477,621
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,008		57.59	58,053	CONDITION ELEM	CD
\$NLA(RCN)	\$355	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	624		38.34	23,927	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1971	251.43	193,098	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	A	ATF	N	ATTIC FINISH	384		78.54	30,159	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	B	OPA	N	OPEN PORCH	96		51.00	4,896	BATHS	A
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	576	2006	251.43	144,824	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00	E	PTA	N	PATIO	156		15.40	2,403		
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		7,789.70	7,790			
								GFP	O	GAS FIREPLACE	1		3,188.50	3,189			

EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$401,200	