

Key: 5034

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.259

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
KARL JOAN 100 BAY VIEW DRIVE BREWSTER, MA 02631				137-81-0				100 BAY VIEW DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KARL JOAN				02/03/2023	QS	661,000	35626-21					
EQUI ELDINE				08/25/1994	QS	160,000	9337-116					
MARGARET K WHITTEMORE TRU				04/12/1990	A	1	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,500	9	1.00	A	241,120	1.72	A	1.00	R05	1.10	262,460

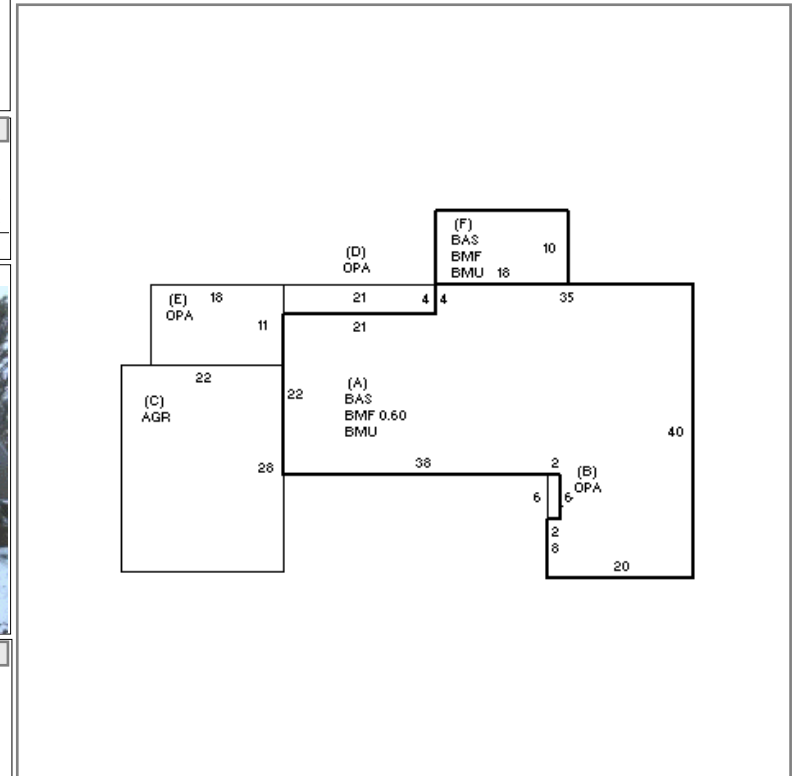
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
827	02/03/2023	16	MLS REVIEW	661,000	03/11/2024	JMG	100	100
619	11/02/2022	7	ALTERATIONS	18,700	03/13/2023	TCK	100	100
749	07/20/2018	7	ALTERATIONS	2,000	06/05/2019	NF	100	100
	12/09/2004	2	ADD	15,000	01/25/2007	JH	100	100

TOTAL	27,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	262,500	247,600
St Ind	AVERAGE		BUILDING	485,000	408,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	747,500	655,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
KITCHENETTE IN BASEMENT=1 EXTRA FIX



BUILDING	CD	ADJ	DESC	MEASURE	6/5/2019	NF
MODEL	1		RESIDENTIAL	LIST	1/25/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	3/11/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,820	DETAIL ADJ	1.000
\$NLA(RCN)	\$355	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
FIXTURES	11	\$15,015	
GARAGE SPACES	2	1.00	
% BSMT FIN	60	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,820		52.35	95,273
EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,164		35.77	41,640
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,820	1971	243.30	442,798
ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	294		52.50	15,435
FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	616		38.92	23,975
INT FINISH	2	DRYWALL	1.00		F12	O	FPL 1S 2OP	1		9,946.70	9,947
HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	646,618
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$485,000