

Key: 5091

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.316

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
IRWIN MICHAEL J & HANSEN REBECCA R				137-76-0				138 VESPER POND DRIVE			
59 PATTEN STREET				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
JAMAICA PLAIN, MA 02130				IRWIN MICHAEL J & HANSEN				07/09/2021 QS 900,000 34283-66			
				GOREY LYNN M &				06/08/2007 QS 605,000 22093-173			
				RAMIEREZ ELLEN J G TRUS				12/28/2006 F 21654-306			


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	%
200	07/09/2021	15	SALE REVIEW	900,000	04/14/2022	JMG	100	100
1024	04/06/2015	7	ALTERATIONS	1,500	04/15/2016	WFF	100	100
882	12/03/2013	7	ALTERATIONS	65,000	08/07/2014	RJM	100	100
353	10/11/2013	7	ALTERATIONS	10,375	08/07/2014	RJM	100	100
	05/17/2012	3	OUT BUILDING	2,856	02/04/2013	MR	100	100

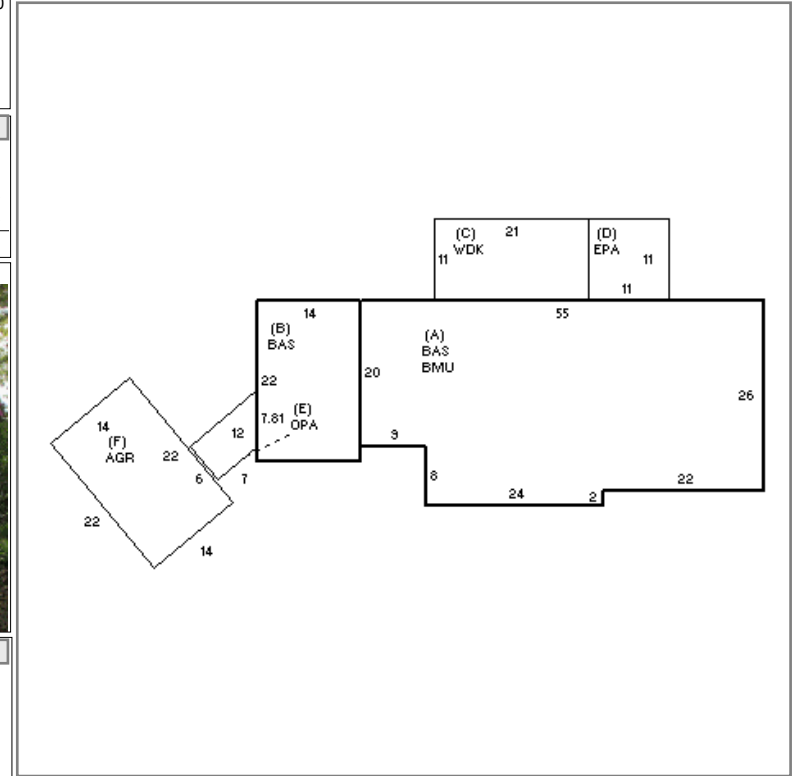
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	9	1.00	A	1.00	A	1.00	274,000	1.00	A	1.00	R07	1.25		379,180
300	A	1,231	9	1.00	A	1.00	A	1.00	15,000	1.00	A	1.00	R07	1.25		18,470

TOTAL	2.608 Acres		ZONING	RM	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9		N O T E	LOT 163 & 164 COMBINED POND VIEW				LAND	397,700	375,100
St Ind	AVERAGE			BUILDING	527,500	498,100				
Infl	AVERAGE			DETACHED	2,100	2,100				
				OTHER	0	0				
				TOTAL	927,300	875,300				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/31/2019
SHF	+	1.10	10 0.90 8X12	2012	96	24.21	2,100		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/31/2019	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	6/13/2019	NF	PULL DOWN STAIRS TO ATTIC
STYLE	1	1.00	RANCH [100%]	REVIEW	4/14/2022	JMG	
QUALITY	+	1.10	PLUS AVE [100%]				
FRAME	1	1.00	WD FRAME [100%]				

LAND

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	620,592
NET AREA	1,732	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,424		60.79	86,558		
\$NLA(RCN)	\$358	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,424	1980	273.32	389,206		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	308	1998	273.32	84,182		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	231		45.27	10,459		
				FLOOR COVER	1	HARDWOOD	1.00	D	EPA	N	ENCLOSED PORCH	121		92.98	11,251		
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	57		57.75	3,292		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F	AGR	N	ATT GARAGE	308		48.78	15,025		
				FUEL SOURCE	1	OIL	1.00	F11	O		FPL 1S 1OP	1		8,820.70	8,821		
								ODS	O		OUTDOOR SHOWER	1		2,789.30	2,789		

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

EFF. YR/AGE	2003 / 20	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85

RCNLD	\$527,500
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