Key: 5131

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,356

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BLANCHARD CARL E III & EDNAJEAN TRUSTEES BLANCHARD FAMILY NOMINEE TRUST 96 CLIFF POND ROAD BREWSTER, MA 02631	110-8-0	96 CLIFF POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BLANCHARD CARL E III & ED	02/20/2018	F	100	(215442)
BLANCHARD CARL E & EDNAJE	05/28/2004	QS	439,900	(173214)
NEAR ANNA MAE TRUSTEE &	10/01/1990	A	100	(121615)

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	%
72	03/05/2010	3	OUT BUILDING	2,000	01/05/2011	JH	100	100
		12	CYCLICAL NON		09/24/2003	TG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,162	13 1.00	13G 1.00	A 1.00	252,080	2.79	A 1.00	R04 1.15			244,580

TOTAL	15,162 SF	ZONING	RL	FRNT	0

Nbhd	NBHD 13
St Ind	CLIFF POND
Infl	AVERAGE

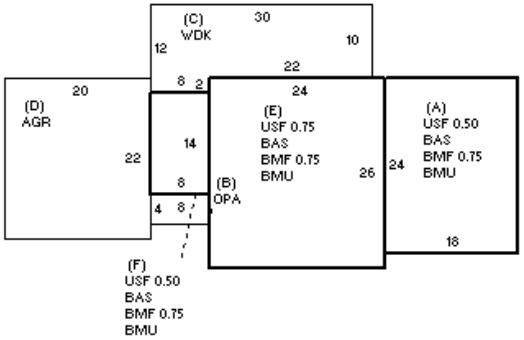
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	244,600	230,700
BUILDING	504,300	476,100
DETACHED	2,800	2,700
OTHER	0	0
TOTAL	**751,700**	**709,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	10X12	2010	120	25.67	2,800

PHOTO 11/20/2020



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/20/2020	TCK
LIST	8/9/2007	JH
REVIEW	2/4/2021	MR

BLDG COMMENTS

BMF=FAM RM
GENERATOR
INFO @ DOOR (11/20/20)

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,908	DETAIL ADJ	1.000
$NLA(RCN)	$339	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,666
GARAGE SPACES	0	1.00
% BSMT FIN	75	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	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,168		62.73	73,269
+	BMF	N	BSMT FINISH	876		39.55	34,648
+	BAS	L	BASE AREA	1,168	1985	282.08	329,466
+	USF	L	UPPER STORY FIN	740	1985	204.26	151,149
B	OPA	N	OPEN PORCH	32		55.55	1,778
C	WDK	N	WOOD DECK	316		43.55	13,762
D	AGR	N	ATT GARAGE	440		45.01	19,805
	F21	O	FPL 2S 1OP	1		11,277.80	11,278
	ODS	O	OUTDOOR SHOWER	1		2,683.10	2,683

TOTAL RCN	646,503

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

EFF.YR/AGE	1989 / 34		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$504,300