

Key: 5358

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.576

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
PERREAULT PATRICIA M TRUSTEE PATRICIA M PERREAULT TRUST 52 COMMONS WAY BREWSTER, MA 02631				97-92-0				52 COMMONS WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PERREAULT PATRICIA M TRUS				08/10/2022	F	100	35301-156					
PERREAULT PATRICIA M				08/10/2022	F	100	35301-150					
PERREAULT PATRICIA M TRUS				08/01/2017	F	100	30668-151					

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	%
41	01/14/2014	7	ALTERATIONS	2,000	06/05/2015	MW	100	100
		12	CYCLICAL NON		05/16/2013	SF	100	100
752	12/28/2011	7	ALTERATIONS	2,000	03/07/2012	MR	100	100
679	11/28/1995	2	ADD	10,000			100	100
278	08/29/1990	2	ADD	5,000	03/01/1992		100	100

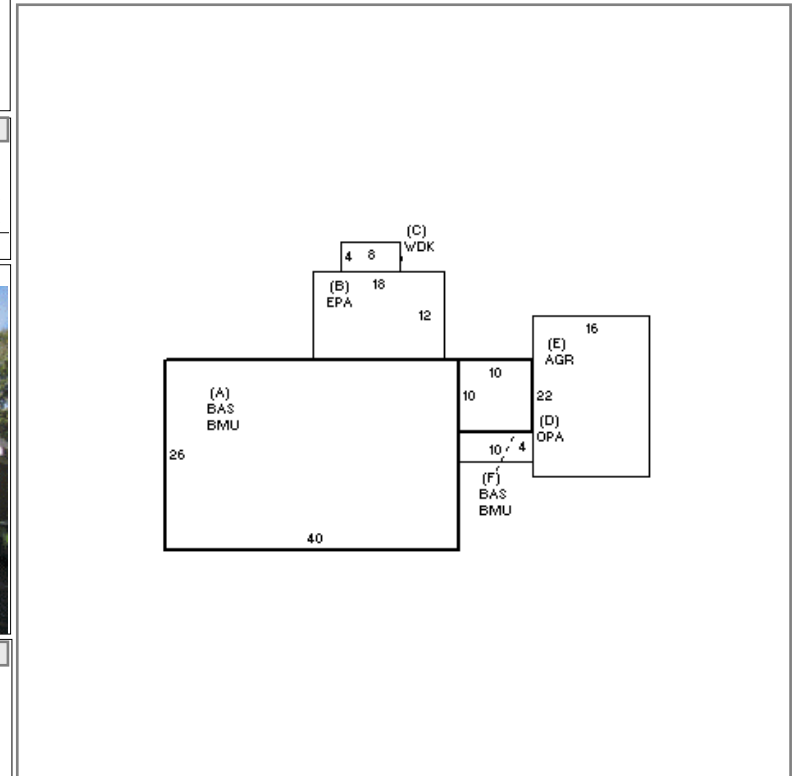
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,700	13	1.00	13L 1.00 A 1.00	175,360	2.07	A	1.00	R07	0.80	181,030

TOTAL	21,700 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	181,000	170,800
St Ind	COMMONS		BUILDING	296,800	280,300			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
						TOTAL	479,300	452,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X8		96	22.01	1,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/19/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/19/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	10/20/2020	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,140	DETAIL ADJ	1.000
\$NLA(RCN)	\$372	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,825	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	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	1,140		59.29	67,586
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,140	1973	266.59	303,912
ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	216		76.07	16,432
ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	32		41.15	1,317
FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	40		52.50	2,100
INT FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	352		43.44	15,292
HEATING/COOL	11	HTWT/CL AIR	1.05	F11	O	FPL 1S 1OP		1		8,018.90	8,019
FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER		1		2,535.80	2,536

TOTAL RCN	424,019
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$296,800