Key: 5431

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,648

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOUCHARD MARCEL H & BELLENOIT GEORGE C 37 CAROL ANN DRIVE BREWSTER, MA 02631	86-61-0	37 CAROL ANN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOUCHARD MARCEL H &	08/23/1996	J	35,500	10358-288

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

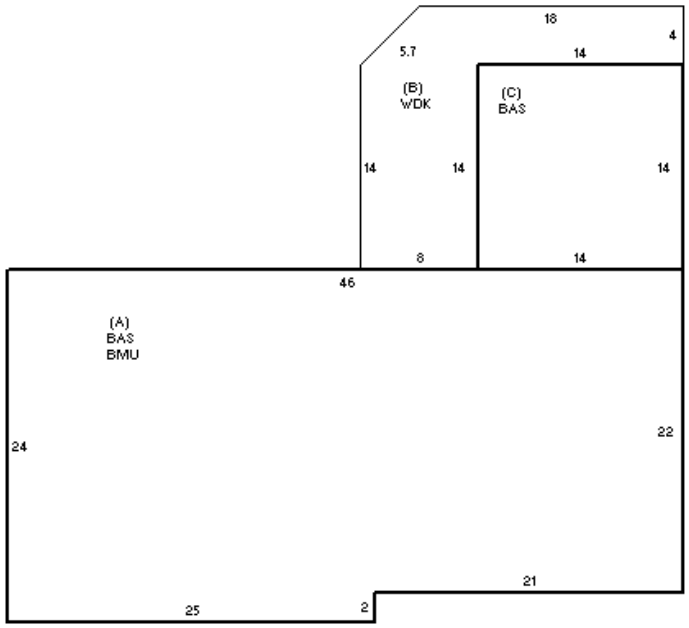
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		07/10/2020	TCK	100	100
765	08/30/2019	7	ALTERATIONS	2,950	07/10/2020	TCK	100	100
185	03/07/2018	7	ALTERATIONS	3,300	07/12/2019	TCK	100	100
		12	CYCLICAL NON		04/18/2013	SF	100	100
238	07/25/1990	2	ADD	11,000	03/13/1991		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,015	13 1.00	A 1.00	A 1.00	219,200	2.81	A 1.00	R03 1.00			212,530

TOTAL	15,015 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,500	200,500
BUILDING	282,400	270,500
DETACHED	0	0
OTHER	0	0
TOTAL	**494,900**	**471,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/10/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/10/2021	TCK
LIST	5/3/2013	SF
REVIEW	3/11/2021	MR

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,258	DETAIL ADJ	1.000
$NLA(RCN)	$321	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,695
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
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	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	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,062		58.16	61,763
B	WDK	N	WOOD DECK	192		40.37	7,752
+	BAS	L	BASE AREA	1,258	1974	253.89	319,400
	F11	O	FPL 1S 1OP	1		7,866.10	7,866

TOTAL RCN	403,476

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

EFF.YR/AGE	1974 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$282,400