

Key: 5531

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.746

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BERUBE GUY & MARIE L TRUSTEES C/O BERUBE MARIE L TRUSTEE 234 OAKLAND AVENUE METHUEN, MA 01844		74-72-0		53 SHEPHERDS QUAY DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BERUBE MARIE L TRUSTEE		09/11/2024	F	10 (237025)	
BERUBE GUY & MARIE L TRUS		04/23/2020	F	10 (222342)	
BERUBE GUY & MARIE L TRUS		12/04/2013	F	1 (202181)	

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	%
678	09/05/2017	7	ALTERATIONS	30,000	06/01/2018	NF	100	100
305	05/27/2008	7	ALTERATIONS	1,300	03/26/2009	JH	100	100
NP		12	CYCLICAL NON		04/10/2007	JH	100	100

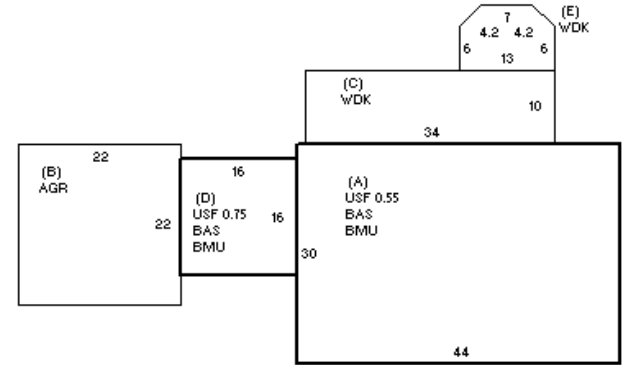
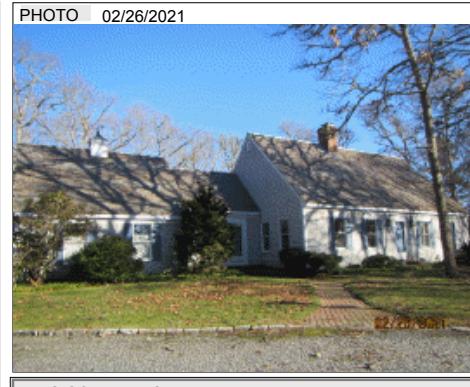
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	30,915	16	1.00	A	1.00	A	1.00	350,720	1.58	A	1.00	R09	1.60				393,280

TOTAL	30,915 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 16	NOTE	LAND	393,300	371,000			
St Ind	AVERAGE		BUILDING	724,400	684,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>1,117,700</b>	<b>1,055,100</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/26/2021	NF
MODEL	1		RESIDENTIAL	LIST	7/14/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	11/2/2021	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	953,199
NET AREA	2,494	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,576		72.52	114,294	CONDITION ELEM	CD
\$NLA(RCN)	\$382	OVERALL	1.060	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,576	1985	332.88	524,624	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	918	1985	250.76	230,195	INTERIOR	A
STORIES	1.55	1.00		ROOF COVER	2	WD SHINGLE	1.01	B	AGR	N	ATT GARAGE	484		54.64	26,447	KITCHEN	A
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	448		54.02	24,200	BATHS	A
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		13,988.10	13,988	HEAT/ELEC	A	
BATHROOMS	2	1.00		HEATING/COOL	9	WARM/CL AIR	1.03	ODS	O	OUTDOOR SHOWER	1		3,327.90	3,328			
FIXTURES	9	\$16,123		FUEL SOURCE	1	OIL	1.00										
GARAGE SPACES	2	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	1	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1985 / 38
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$724,400