Key: 5654

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,873

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ARCE MARC M TRUSTEE &	74-11-0	35 TUPELO DRIVE
ARCE LISA A TRUSTEE		
35 TUPELO DRIVE		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ARCE MARC M TRUSTEE &	05/24/2018	F	1	31291-194
ARCE MARC M &	09/23/2016	QS	545,000	29953-27
FULLER JOHN G & MARY TALB	04/16/2009	H	350,000	23617-305

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	%
24-359	06/13/2024	2	ADD	90,000			0	0
356	04/24/2019	7	ALTERATIONS	31,576	07/06/2020	MR	100	100
411	05/19/2014	3	OUT BUILDING	3,000	06/25/2015	MW	100	100
NP		12	CYCLICAL NON		11/14/2011	MR	100	100
254	06/25/2009	7	ALTERATIONS	15,000	04/20/2010	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	15,500	15 1.00	15A 1.00	A 1.00	350,720	2.74	A 1.00	PV6 1.60			341,410

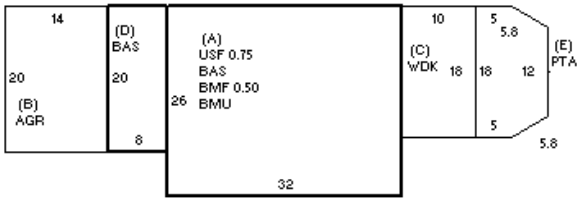
TOTAL	15,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE	POND VIEW		
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	341,400	322,100
BUILDING	507,000	478,800
DETACHED	1,600	1,600
OTHER	0	0
TOTAL	**850,000**	**802,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X10	2014	80	22.01	1,600

PHOTO 03/03/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/3/2021	NF
LIST	3/3/2021	EST
REVIEW	11/8/2021	EMZ

BLDG COMMENTS

BMF=FAMILY ROOM (PER PLANS & OWNER 7/6/20)
GENERATOR

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	1,616	DETAIL ADJ	1.000
$NLA(RCN)	$387	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,828
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		74.34	61,851
A	BMF	N	BSMT FINISH	416		50.82	21,142
A	USF	L	UPPER STORY FIN	624	1975	231.65	144,549
B	AGR	N	ATT GARAGE	280		54.31	15,206
C	WDK	N	WOOD DECK	180		49.39	8,891
+	BAS	L	BASE AREA	992	1975	335.44	332,753
E	PTA	N	PATIO	165		19.03	3,140
	F21	O	FPL 2S 1OP	2		12,790.25	25,581
	ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043

TOTAL RCN	625,982

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

EFF.YR/AGE	1995 / 28	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$507,000