

Key: 6147

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.381

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
HITE ROBERT S & PATRICIA A 215 CANOE POND ROAD BREWSTER, MA 02631				23-40-0				215 CANOE POND DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HITE ROBERT S & PATRICIA				03/06/2015	O	570,000	28721-308					
THIBODEAU JEFFREY M & KAT				07/27/2007	A	1	22221-175					
THIBODEAU JEFFREY M				05/24/2006	QS	640,000	21030-106					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,560	12	1.00	12E 1.00	A 1.00	274,000	2.46	A	1.00	PV6 1.25	272,040

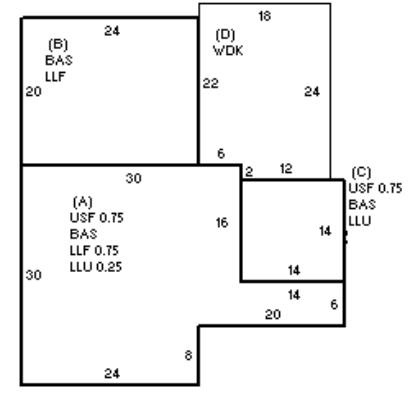
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
865	09/21/2021	2	ADD		03/22/2023	TCK	100	100
359	05/19/2015	7	ALTERATIONS	100,000	03/07/2017	NF	100	100
867	11/16/2012	7	ALTERATIONS	16,000	01/25/2013	SF	100	100
539	07/25/2012	2	ADD	3,500	01/25/2013	SF	100	100
120	02/27/2008	7	ALTERATIONS	5,400	03/24/2009	JH	100	100

TOTAL	17,555 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	POND VIEW			LAND	272,000	256,700
St Ind	CANOE POND		LAND	871,500	832,100			
Infl	AVERAGE		DETACHED	27,900	27,700			
			OTHER	0	0			
TOTAL						1,171,400	1,116,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G	1.20	10 0.90	24X24	576	53.88	27,900



BLDG COMMENTS
IN-LAW APT
LLF= FAM RM, BATH (INFO @ DOOR 5/20/22)



BUILDING	CD	ADJ	DESC	MEASURE	12/27/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/27/2007	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	4/8/2023	EMZ
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	0.970
NET AREA	3,643	DETAIL ADJ	1.000
\$NLA(RCN)	\$263	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		12	\$20,030
GARAGE SPACES		0	1.00
% BSMT FIN		60	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	+	LLU	N	LOWER LEVEL UNF	430		111.25	47,836
EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	702	1987	152.71	107,206
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,132	1987	294.73	333,634
ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	849	1987	226.64	192,419
FLOOR COVER	1	HARDWOOD	1.00	B	LLF	L	LOWER LEVEL FIN	480	2021	152.72	73,304
INT FINISH	2	DRYWALL	1.00	B	BAS	L	BASE AREA	480	2021	294.73	141,470
HEATING/COOL	11	HTWT/CL AIR	1.05	D	WDK	N	WOOD DECK	420		48.82	20,506
FUEL SOURCE	1	OIL	1.00	F22	O	FPL 2S 2OP		1		15,533.60	15,534
				GEN	O	GENERATOR		1		0.00	
				KIT	O	XTRA KITCHEN		1		2,702.70	2,703
				ODS	O	OUTDOOR SHOWER		1		3,007.80	3,008

TOTAL RCN	957,650
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	2013 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$871,500