

Key: 6154

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.388

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|--|--|--|--|----------------------|----|------------|--------------|--|
| ROBERTSON SHARON & KIMBALL EDWARD | | | | 23-59-0 | | | | 152 CANOE POND DRIVE | | | | |
| 152 CANOE POND DRIVE BREWSTER, MA 02631 | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | ROBERTSON SHARON & DYSON IAN F & MAUREEN E | | | | 12/13/2021 | QS | 725,000 | 34743-127 | |
| | | | | KASSMAN EDWARD O ESTATE O | | | | 04/19/2011 | H | 425,000 | 25389-246 | |
| | | | | | | | | 11/07/2008 | DC | | 23257-267 | |

| 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 | % |
| | 12/13/2021 | 15 | SALE REVIEW | 725,000 | 06/13/2022 | JMG | 100 | 100 |
| | | 14 | CYCLICAL GRO | | 10/18/2017 | NF | 100 | 100 |
| | 01/10/2017 | 5 | OTHER | 1,600 | 10/18/2017 | NF | 100 | 100 |
| 765 | 09/24/2014 | 7 | ALTERATIONS | 4,000 | 05/10/2016 | WFF | 100 | 100 |
| 488 | 09/12/2011 | 7 | ALTERATIONS | 11,500 | 03/16/2012 | MR | 100 | 100 |

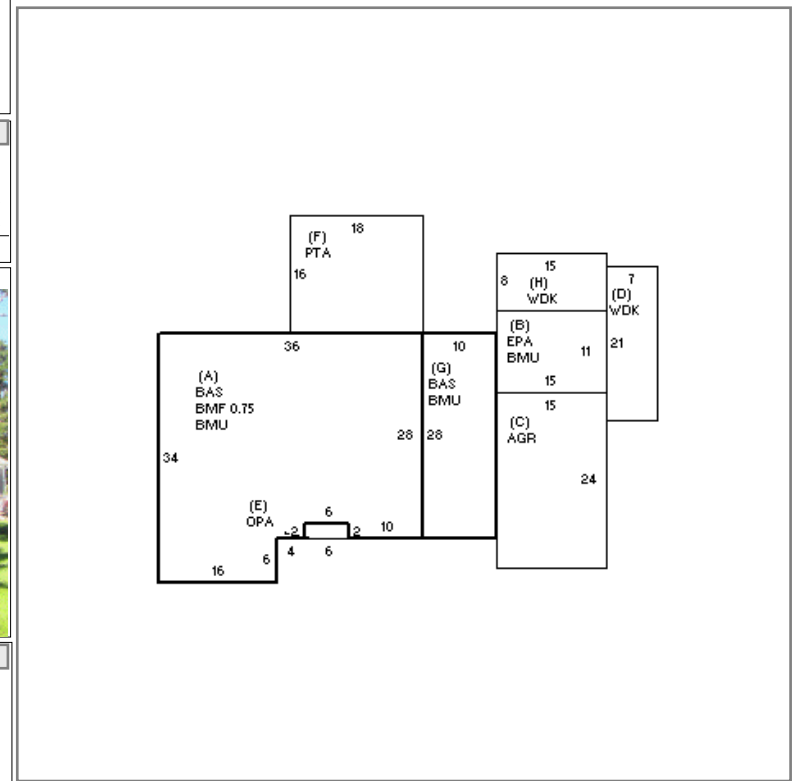
LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 16,000 | 12 | 1.00 | 12E 1.00 A | 372,640 | 2.66 | A | 1.00 | PF3 | 1.70 | 364,700 |

| | | | | | | | | |
|--------|------------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 16,000 SF | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | NBHD 12 | NOTE | | | | LAND | 364,700 | 344,100 |
| St Ind | CANOE POND | | BUILDING | 440,400 | 421,800 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 805,100 | 765,900 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/18/2017 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/12/2008 | REO |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 11/16/2017 | TD |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

G

| YEAR BLT | 1974 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 595,166 | | |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,372 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,537 | | 60.79 | 93,427 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$434 | OVERALL | 1.050 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BMF | N | BSMT FINISH | 819 | | 41.12 | 33,675 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,372 | 1974 | 284.71 | 390,619 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | EPA | N | ENCLOSED PORCH | 165 | | 88.33 | 14,574 | KITCHEN | G | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | C | AGR | N | ATT GARAGE | 360 | | 47.79 | 17,204 | BATHS | G | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | WDK | N | WOOD DECK | 267 | | 45.27 | 12,088 | HEAT/ELEC | A | | |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | E | OPA | N | OPEN PORCH | 12 | | 57.75 | 693 | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | F | PTA | N | PATIO | 288 | | 16.53 | 4,760 | | | | |
| | | | | | | | | | | | | | | | | | | EFF_YR/AGE | 1981 / 42 |
| | | | | | | | | | | | | | | | | | | COND | 26 26 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 26 % GD 74 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$440,400 |