

Key: 6161

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.395

LEGAL

LAND

DETACHED

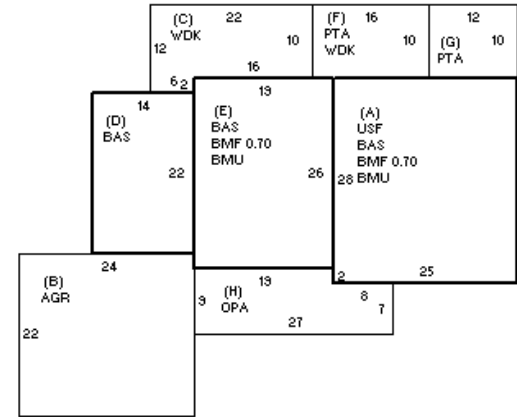
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
VEITCH BETTINA 72 CANOE POND DRIVE BREWSTER, MA 02631				24-63-0				72 CANOE POND DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
VEITCH BETTINA				10/03/2013	QS	695,000	27735-232					
GARSTKA PAUL R & JOAN L				04/30/2001	QS	575,000	13779-158					
WESSBECHER HAROLD				03/01/1994	QS	311,500	9073-96					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,480	12	1.00	12E 1.00 A 1.00	372,640	2.09	A	1.00	PF3	1.70	384,270

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	%
1089	11/21/2016	5	OTHER	2,800	03/07/2017	NF	100	100
259	04/07/2014	7	ALTERATIONS		05/28/2015	MW	100	100
447	08/30/2011	2	ADD	16,000	03/20/2012	MR	100	100
404	08/09/2011	7	ALTERATIONS	5,000	03/20/2012	MR	100	100
467	08/21/2004	2	ADD	10,000	05/03/2005	JB	100	100

TOTAL	21,480 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	384,300	362,500
St Ind	CANOE POND		LAND	793,200	758,400			
Infl	AVERAGE		DETACHED	500	500			
			OTHER	0	0			
<b>TOTAL</b>						<b>1,178,000</b>	<b>1,121,400</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 6X6		36	22.94	500



BUILDING	CD	ADJ	DESC	MEASURE	12/26/2007	JH
MODEL	1		RESIDENTIAL	LIST	12/26/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/11/2017	TD
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,202	DETAIL ADJ	1.000
\$NLA(RCN)	\$434	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	\$22,308	
GARAGE SPACES	2	1.00	
% BSMT FIN	66	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,194		80.74	96,406
+	BMF	N	BSMT FINISH	836		50.91	42,560
A	USF	L	UPPER STORY FIN	700	1984	262.90	184,032
B	AGR	N	ATT GARAGE	528		55.47	29,288
+	WDK	N	WOOD DECK	392		56.05	21,973
+	BAS	L	BASE AREA	1,008	1984	345.45	348,209
E	BAS	L	BASE AREA	494	1984	345.45	170,651
F	PTA	N	PATIO	160		21.60	3,456
G	PTA	N	PATIO	120		22.74	2,728
H	OPA	N	OPEN PORCH	227		71.50	16,231
MST	O		MAS/METAL STACK	2		7,187.90	14,376
ODS	O		OUTDOOR SHOWER	1		3,453.50	3,454

TOTAL RCN	955,672
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1999 / 24
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$793,200