Key: 6163

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,397

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KASPRZAK GREGORY M & LISA R 35 CANOE POND DRIVE BREWSTER, MA 02631	24-47-0	35 CANOE POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KASPRZAK GREGORY M & LISA	02/27/2018	QS	438,000	31107-316
PETERS NOAH J	07/31/2014	QS	355,000	28299-69
BROOKS ERIC J &	05/30/2014	QS	330,000	28173-253

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

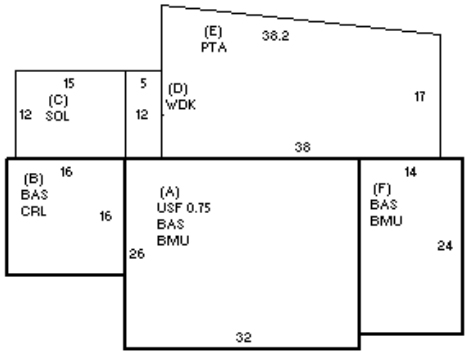
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-726	08/09/2023	2	ADD	25,000	06/04/2024	TCK	100	100
22-1039	02/07/2023	2	ADD	270,000	06/04/2024	TCK	100	100
	02/27/2018	16	MLS REVIEW	438,000	02/28/2019	JMG	100	100
304	06/20/1996	7	ALTERATIONS	1,900			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,755	12 1.00	12E 1.00	A 1.00	252,080	1.63	A 1.00	R06 1.15			279,830

TOTAL	29,755 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	CANOE POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	279,800	264,000
BUILDING	561,600	375,200
DETACHED	0	0
OTHER	0	0
TOTAL	**841,400**	**639,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/13/2024

BLDG COMMENTS

BUILDING

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

MEASURE	10/24/2017	NF
LIST	10/24/2017	EST
REVIEW	6/13/2024	EMZ

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,048	DETAIL ADJ	1.000
$NLA(RCN)	$305	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	10	$13,650
GARAGE SPACES	1	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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,168		59.29	69,247
+	BAS	L	BASE AREA	1,088	1973	253.65	275,969
A	USF	L	UPPER STORY FIN	624	1973	193.04	120,457
B	CRL	N	BSMT CRAWL	256		31.88	8,162
C	SOL	N	SOLARIUM	180		121.91	21,943
D	WDK	N	WOOD DECK	60		41.16	2,470
E	PTA	N	PATIO	722		12.52	9,041
F	BAS	L	BASE AREA	336	2023	253.65	85,226
	BMG	O	BSMT GARAGE	1		4,669.40	4,669
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	624,028

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

EFF.YR/AGE	2012 / 11		
COND	11 11 %		
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD	$561,600		