Key: 6165

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,399

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BERTON DAVID D & JANET R 75 CANOE POND DRIVE BREWSTER, MA 02631	24-49-0	75 CANOE POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BERTON DAVID D & JANET R	04/28/2015	QS	325,000	28828-150
DAYSTAR HOUSE LTD	01/25/2013	U	290,000	27074-210
GREENOUGH RICHARD T & GLO	04/01/1996	QS	129,000	10128-137

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	%
24-462	05/17/2024	7	ALTERATIONS	5,000			0	0
856	10/04/2018	7	ALTERATIONS	8,600	07/24/2019	NF	100	100
816	10/20/2015	7	ALTERATIONS	3,500	05/10/2016	WFF	100	100
647	08/31/2015	3	OUT BUILDING	4,000	05/10/2016	WFF	100	100
601	11/04/2008	7	ALTERATIONS	2,500	03/24/2009	JH	100	100

LAND

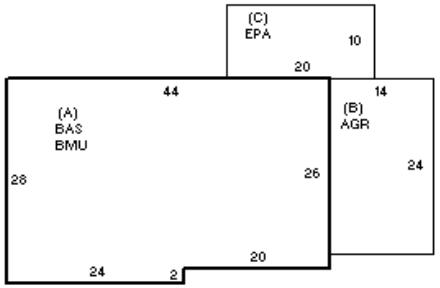
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,290	12 1.00	12E 1.00	A 1.00	232,900	1.96	15 0.85	PV6 1.25			244,240

TOTAL 23,290 SF ZONING RL FRNT 0

Nbhd	NBHD 12
St Ind	CANOE POND
Infl	AVERAGE

NOTE: POND VIEW T=Com Electric esmt

ASSESSED	CURRENT	PREVIOUS
LAND	244,200	230,400
BUILDING	313,000	299,500
DETACHED	4,500	4,400
OTHER	0	0
TOTAL	**561,700**	**534,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	10X12	2015	120	25.67	2,800
DDK	A 1.00	30 0.70	16X12		192	12.50	1,700

PHOTO 07/24/2019

BLDG COMMENTS

BUILDING

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

MEASURE	10/24/2017	NF
LIST	7/18/2007	JH
REVIEW	8/1/2019	EMZ

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,192	DETAIL ADJ	1.000
$NLA(RCN)	$350	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,192		56.46	67,304
A	BAS	L	BASE AREA	1,192	1980	253.90	302,643
B	AGR	N	ATT GARAGE	336		42.24	14,192
C	EPA	N	ENCLOSED PORCH	200		76.48	15,295
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN 417,286

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

EFF.YR/AGE 1983 / 40

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $313,000