Key: 6167

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.401

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MINNICK JOEL & MAURA SCANLON JOHN A & PATRICIA A PO BOX 1484 DENNISPORT, MA 02639	24-51-0	97 CANOE POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MINNICK JOEL & MAURA	07/23/2021	QS	760,000	34318-242
KAVOOGIAN HARRY JR & BARB	08/21/2009	F	1	23979-196
KAVOOGIAN HARRY JR	08/26/1996	A	100	10360-285

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

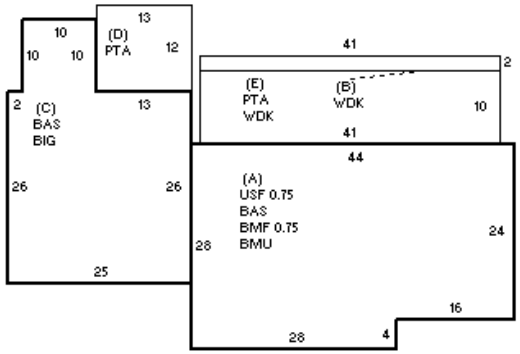
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1045	11/29/2021	7	ALTERATIONS	4,600	05/05/2022	TCK	100	100
	07/23/2021	16	MLS REVIEW	760,000	05/03/2022	JMG	100	100
524	06/20/2018	7	ALTERATIONS	9,500	07/24/2019	NF	100	100
		5	OTHER		06/14/2018	NF	100	100
229	03/20/2018	7	ALTERATIONS	5,059	07/24/2019	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,864	12 1.00	12E 1.00	A 1.00	274,000	1.58	A 1.00	PV6 1.25			307,130

TOTAL	30,864 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE	POND VIEW		
St Ind	CANOE POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	307,100	289,800
BUILDING	726,200	685,600
DETACHED	20,700	20,500
OTHER	0	0
TOTAL	**1,054,000**	**995,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G 1.20	20 0.80	20X24	1998	480	53.88	20,700

PHOTO 05/05/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/24/2017	NF
LIST	5/3/2022	EST
REVIEW	5/3/2022	JMG

YEAR BLT	1974	SIZE ADJ	0.990
NET AREA	2,794	DETAIL ADJ	1.000
$NLA(RCN)	$333	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,241
GARAGE SPACES	2	1.00
% BSMT FIN	0	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
A	BMU	N	BSMT UNFINISHED	1,168		65.79	76,846
A	BMF	N	BSMT FINISH	876		41.48	36,339
A	BAS	L	BASE AREA	1,168	1974	264.25	308,645
A	USF	L	UPPER STORY FIN	876	1974	212.04	185,746
+	WDK	N	WOOD DECK	492		45.68	22,473
C	BIG	N	BUILT-IN GARAGE	750		55.42	41,563
C	BAS	L	BASE AREA	750	1987	264.25	198,188
D	PTA	N	PATIO	156		17.60	2,745
E	PTA	N	PATIO	410		14.82	6,077
	F21	O	FPL 2S 1OP	1		11,828.20	11,828
	F23	O	FPL 2S 3OP	1		22,978.30	22,978
	KIT	O	XTRA KITCHEN	1		2,528.50	2,529
	ODS	O	OUTDOOR SHOWER	1		2,814.00	2,814

TOTAL RCN	931,011

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

EFF.YR/AGE	1989 / 34		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$726,200