**Key: 626**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 647

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CORBETT DAVID D TRUSTEE<br>CORBETT FAMILY REALTY TR<br>P O BOX 1256<br>BREWSTER, MA 02631 | 79-33-0 | 59 DUNE ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CORBETT DAVID D TRUSTEE | 10/10/2012 | F | 100 | 26747-39 |
| CORBETT LINDA S | 03/25/1997 | A | 100 | 10665-339 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 2 |

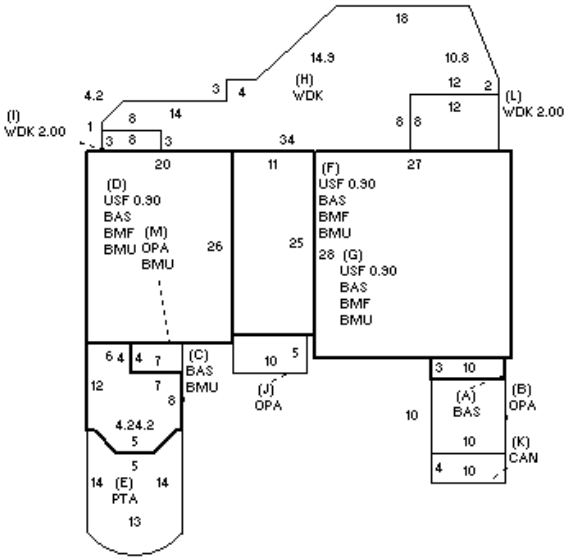
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 22-995 | 01/09/2023 | 7 | ALTERATIONS | 2,000 | 04/23/2024 | NF | 100 | 100 |
| 964 | 11/13/2018 | 7 | ALTERATIONS | 10,000 | 07/08/2019 | NF | 100 | 100 |
| 970 | 12/04/2017 | 7 | ALTERATIONS | 6,000 | 04/19/2018 | NF | 100 | 100 |
| 559 | 08/02/2012 | 2 | ADD | 2,000 | 02/01/2013 | MR | 100 | 100 |
| 319 | 05/08/2012 | 1 | NEW CONSTRUC | 125,000 | 02/01/2013 | NR | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 24,908 | 5 1.00 | A 1.00 | A 1.00 | 3,200,320 | 1.86 | A 1.00 | BXP 14.60 | | | 3,403,380 |

| TOTAL | 24,908 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 5 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 3,403,400 | 3,210,900 |
| BUILDING | 1,011,000 | 954,800 |
| DETACHED | 500 | 500 |
| OTHER | 276,700 | 261,400 |
| TOTAL | **4,691,600** | **4,427,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| PTD | A 1.00 | 50 0.50 | 10X10 | | 100 | 10.35 | 500 |

PHOTO 05/18/2024

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | G | 1.30 | GOOD [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 11/10/2020 | NF |
|---|---|---|
| LIST | 11/10/2020 | EST |
| REVIEW | 5/18/2024 | EMZ |

BLDG COMMENTS

INFO @ DOOR (11/10/20)

| YEAR BLT | 1989 | SIZE ADJ | 0.980 |
|---|---|---|---|
| NET AREA | 3,129 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $363 | OVERALL | 1.030 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.9 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 11 | $19,148 |
| GARAGE SPACES | 1 | 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 | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,581 | 1989 | 310.52 | 490,938 |
| + | OPA | N | OPEN PORCH | 178 | | 65.61 | 11,679 |
| + | BMU | N | BSMT UNFINISHED | 1,731 | | 67.12 | 116,192 |
| C | BAS | L | BASE AREA | 152 | 2000 | 310.52 | 47,199 |
| + | BMF | N | BSMT FINISH | 1,551 | | 41.67 | 64,630 |
| + | USF | L | UPPER STORY FIN | 1,148 | 1989 | 221.55 | 254,345 |
| E | PTA | N | PATIO | 185 | | 19.82 | 3,666 |
| F | USF | L | UPPER STORY FIN | 248 | 2010 | 221.55 | 54,945 |
| + | WDK | N | WOOD DECK | 860 | | 51.44 | 44,238 |
| K | CAN | N | CANOPY | 40 | | 61.15 | 2,446 |
| | F11 | O | FPL 1S 1OP | 1 | | 10,021.40 | 10,021 |
| | F21 | O | FPL 2S 1OP | 1 | | 13,320.30 | 13,320 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 3,169.00 | 3,169 |

| TOTAL RCN | 1,135,936 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT/ELEC | G |
| EFF.YR/AGE | 2011 / 12 |
| COND | 11 11 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 11 % GD 89 |
| RCNLD | $1,011,000 |

**Key: 626**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 648

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CORBETT DAVID D TRUSTEE<br>CORBETT FAMILY REALTY TR<br>P O BOX 1256<br>BREWSTER, MA 02631 | 79-33-0 | 59 DUNE ROAD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| | | | | |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 2 | 2 of 2 |

| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

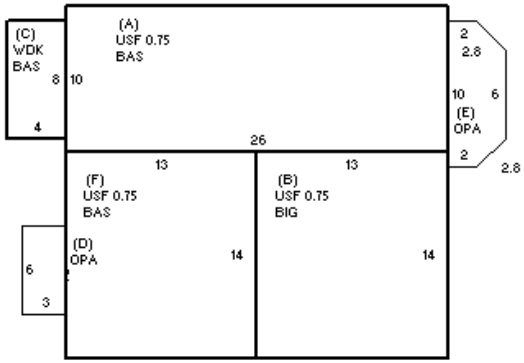
| TOTAL | | ZONING | FRNT |
|---|---|---|---|
| Nbhd | | NOTE | |
| St Ind | | | |
| Infl | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | | |
| BUILDING | 276,700 | |
| DETACHED | | |
| OTHER | | |
| TOTAL | | |

## DETACHED

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

PHOTO 05/18/2024




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 17 | 0.90 | GAR/QTRS [100%] |
| QUALITY | G | 1.30 | GOOD [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 11/10/2020 | NF |
|---|---|---|
| LIST | 11/10/2020 | EST |
| REVIEW | 5/18/2024 | EMZ |

BLDG COMMENTS

INFO @ DOOR (11/10/20)

| YEAR BLT | 0 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 942 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $294 | OVERALL | 0.850 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 3 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | $7,183 |
| 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 | 2 | SLAB | 0.95 |
| 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 | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 474 | 0 | 332.31 | 157,513 |
| + | USF | L | UPPER STORY FIN | 468 | 0 | 205.23 | 96,046 |
| B | BIG | N | BUILT-IN GARAGE | 182 | | 63.55 | 11,566 |
| C | WDK | N | WOOD DECK | 32 | | 43.30 | 1,386 |
| + | OPA | N | OPEN PORCH | 54 | | 55.25 | 2,984 |

| TOTAL RCN | 276,677 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 2023 / 0 | |
|---|---|---|
| COND | 0 | 0 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 0 | % GD 100 |
| RCNLD | | $276,700 |