

Key: 6349

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.581

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
DUFRESNE LOUIS L & JACQUELINE L & DUFRESNE DENIS A TRUSTEES		12-89-0		87 DERBY LANE	
87 DERBY LANE BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T
		DUFRESNE LOUIS L & JACQUE		08/25/2015	F
		DUFRESNE LOUIS L		07/11/1997	QS

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 %
24-534	06/21/2024	7	ALTERATIONS	18,819			0 0
693	08/23/2013	7	ALTERATIONS	11,000	08/12/2014	RJM	100 100
NP		12	CYCLICAL NON		03/03/2008	JH	100 100

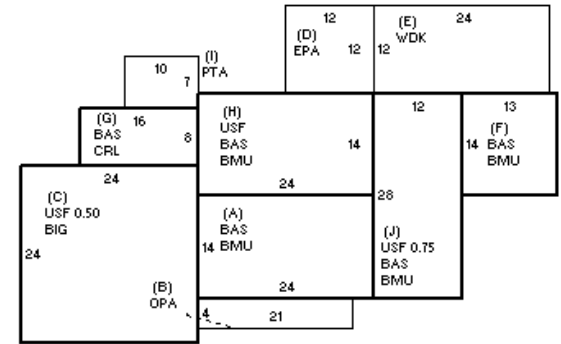
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,080	12	1.00	A	1.00	A	1.00	219,200	1.29	A	1.00
									R03			266,960

TOTAL	41,080 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	267,000	251,900			
St Ind	AVERAGE		BUILDING	570,000	545,200			
Infl	AVERAGE		DETACHED	800	800			
			OTHER	0	0			
			TOTAL	837,800	797,900			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X8		64	22.01	800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/1/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/1/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	11/22/2017	NF
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	712,440				
NET AREA	2,194	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,190		63.35	75,388	CONDITION ELEM	CD				
\$NLA(RCN)	\$325	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	336	1986	276.57	92,929	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	84		56.10	4,712	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	BIG	N	BUILT-IN GARAGE	576		54.60	31,450	KITCHEN	G				
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	876	1986	204.17	178,855	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	144		90.32	13,006	HEAT/ELEC	A				
				HEATING/COOL	2	HOT WATER	1.00	E	WDK	N	WOOD DECK	288		43.98	12,667						
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	982	1986	276.57	271,595						
								G	CRL	N	BSMT CRAWL	128		34.07	4,361						
								I	PTA	N	PATIO	70		23.19	1,624						
									MST	O	MAS/METAL STACK	1		5,640.30	5,640						
									ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710						
																		EFF.YR/AGE	1993 / 30		
																		COND	20 20 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	20	% GD	80
																		RCNLD	\$570,000		