Key: 6428

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,659

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUARTE DERICK T 16 COTTAGE LANE BREWSTER, MA 02631	13-27-0	16 COTTAGE LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUARTE DERICK T	09/12/2014	QS	270,000	(134312)
ADAMS HELENE	07/05/1994	QS	105,000	(134312)

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

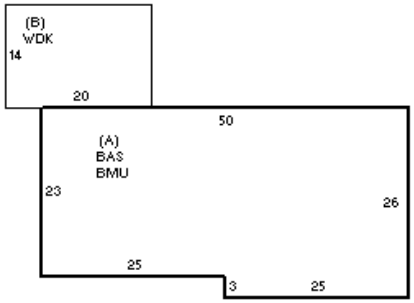
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
244	03/29/2017	5	OTHER	5,000	05/30/2018	NF	100	100
657	11/03/1999	7	ALTERATIONS	3,000			100	100
89	03/20/1992	2	ADD		01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000	12 1.00	A 1.00	A 1.00	219,200	2.66	A 1.00	R03 1.00			214,530

TOTAL	16,000 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

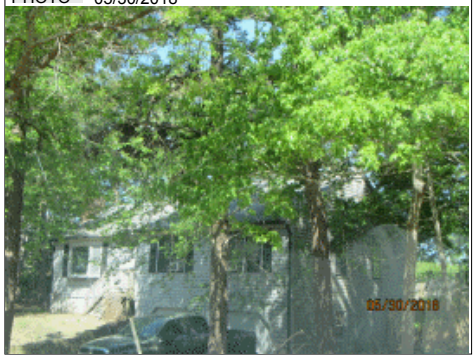
ASSESSED	CURRENT	PREVIOUS
LAND	214,500	202,400
BUILDING	292,800	280,400
DETACHED	0	0
OTHER	0	0
TOTAL	**507,300**	**482,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/30/2018



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	11/8/2017	NF
LIST	11/8/2017	EST
REVIEW	6/14/2018	TD

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,225	DETAIL ADJ	1.000
$NLA(RCN)	$327	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
GARAGE SPACES	2	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,225		54.34	66,565
A	BAS	L	BASE AREA	1,225	1980	246.50	301,963
B	WDK	N	WOOD DECK	280		39.20	10,976
	BMG	O	BSMT GARAGE	2		3,093.50	6,187
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	401,128

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

EFF.YR/AGE	1980 / 43		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$292,800		