

Key: 6551

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.780

LEGAL

LAND

DETACHED

BUILDING

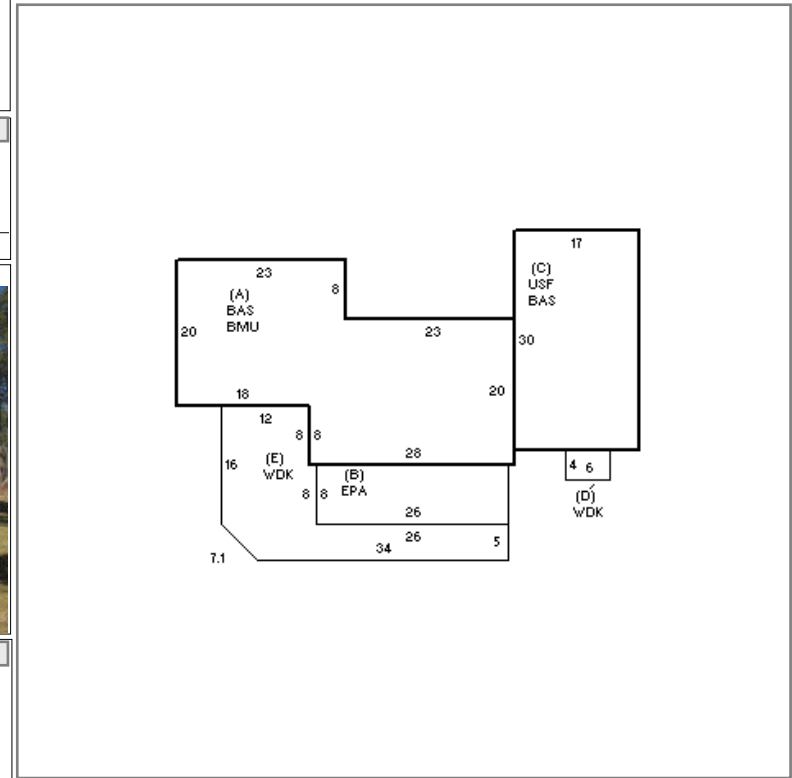
CURRENT OWNER				PARCEL ID				LOCATION			
HAMMOND JANELLE 93 CRANVIEW ROAD BREWSTER, MA 02631				10-63-0				93 CRANVIEW ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HAMMOND JANELLE				07/26/1996	H	100 (141499)					

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	%
986	12/27/2022	7	ALTERATIONS	10,000	03/21/2023	TCK	100	100
72	02/07/2002	2	ADD	48,000			100	100
572	09/27/1994	5	OTHER	941			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,189	12	1.00	A	1.00	A	1.00	PV1	1.05		278,200

TOTAL	40,189 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E FY2020 adjust land area per survey plan on file with Board of Health POND VIEW	LAND	278,200	262,500			
St Ind	AVERAGE		BUILDING	387,700	370,800			
Infl	AVERAGE		DETACHED	3,700	3,700			
			OTHER	0	0			
		TOTAL		669,600	637,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 9X9		81	22.01	900
PTD	G	1.20	01 1.00 16X18		288	9.72	2,800



BUILDING	CD	ADJ	DESC	MEASURE	12/13/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/13/2017	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/7/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	523.872
NET AREA	1,980	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		56.05	53,808	CONDITION ELEM	CD
\$NLA(RCN)	\$265	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	960	1960	229.49	220,312	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	208	68.83	14,317	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	1.00	C	BAS	L	BASE AREA	510	2002	229.49	117,041	KITCHEN	A
ROOMS	5	1.00	FLOOR COVER	2	SOFTWOOD	1.00	1.00	C	USF	L	UPPER STORY FIN	510	2002	176.44	89,983	BATHS	A
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	1.00	C	WDK	N	WOOD DECK	407		37.24	15,156	HEAT/ELEC	A
BATHROOMS	1	1.00	HEATING/COOL	5	ELECTRIC BB	1.00	1.00		MST	O	MAS/METAL STACK	2		4,775.20	9,550		
FIXTURES	3	\$3,705	FUEL SOURCE	3	ELECTRIC	0.95	0.95										
GARAGE SPACES	0	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1982 / 41
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$387,700