

Key: 6565

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.794

LEGAL

LAND

DETACHED

BUILDING

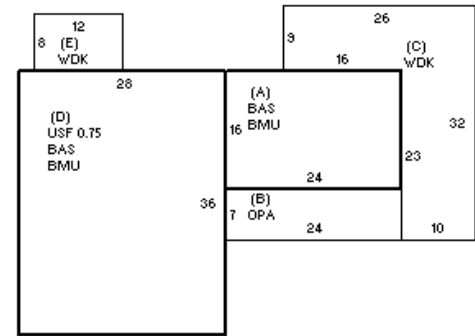
CURRENT OWNER		PARCEL ID		LOCATION	
DERUYTER NICHOLAS J TRUSTEE DERUYTER FAMILY IRREVOCABLE TRUST PO BOX 225 SOUTH DENNIS, MA 02660		20-27-0		220-224 BLACK DUCK CARTWAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DERUYTER NICHOLAS J TRUS		12/30/2020	A	10 33631-21	
DERUYTER PAUL A S & MARIL		12/11/2020	F	10 33569-7	
DERUYTER PAUL A S & MARIL		01/09/2020	F	10 32608-350	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
834	09/26/2019	7	ALTERATIONS	120,000	07/13/2020	MR	100 100
	08/09/2019	5	OTHER		07/13/2020	MR	100 100
1025	11/04/2016	1	NEW CONSTRUC	120,000	07/13/2020	MR	100 100
299	04/09/2013	7	ALTERATIONS	2,500	08/09/2014	RJM	100 100
757	10/09/2012	7	ALTERATIONS	22,000	02/01/2013	SF	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	A 1.00	A 1.00	219,200	1.00	A 1.00	R03	1.00		303,350
300	A	2,285	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	R03	1.00		27,420

TOTAL	3.662 Acres		ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		N O T E	Includes Barn on other side of Black Duck Cartway, # 225			LAND	330,800	312,000
St Ind	AVERAGE			BUILDING	580,700	555,400			
Infl	AVERAGE			DETACHED	131,400	130,300			
				OTHER	277,000	265,000			
				TOTAL	1,319,900	1,262,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200
GFU	V	1.50	01 1.00	30X60	2016	1,800	121,200
CPD	A	1.00	01 1.00	12X60	720	720	9.72



BUILDING	CD	ADJ	DESC	MEASURE	3/19/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/19/2008	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/21/2020	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,148	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,392		66.51	92,583
\$NLA(RCN)	\$351	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,392	1988	301.72	419,989
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	168		61.20	10,282
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	560		47.98	26,869
				FLOOR COVER	1	HARDWOOD	1.00	D	USF	L	UPPER STORY FIN	756	1988	225.03	170,123
				INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1			9,347.70	9,348
				HEATING/COOL	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1			12,424.80	12,425
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1			2,956.00	2,956

TOTAL RCN	754,121	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1988 / 35	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$580,700	

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Town of BREWSTER - Fiscal Year 2025

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DERUYTER NICHOLAS J TRUSTEE				20-27-0				220-224 BLACK DUCK CARTWAY				
DERUYTER FAMILY IRREVOCABLE TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
PO BOX 225												
SOUTH DENNIS, MA 02660												

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

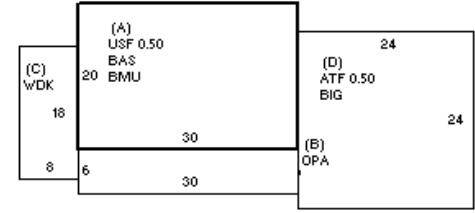
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	277,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/19/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/19/2008	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	8/6/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	359,694			
NET AREA	900	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	600		68.18	40,910	CONDITION ELEM	CD			
\$NLA(RCN)	\$400	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	600	1988	306.74	184,047	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	300	1988	189.44	56,831	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	180		51.00	9,180	KITCHEN	A			
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	144		39.99	5,758	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	576		49.64	28,591	HEAT/ELEC	A			
				HEATING/COOL	1	FORCED AIR	1.00	D	ATF	N	ATTIC FINISH	288		78.54	22,620					
				FUEL SOURCE	1	OIL	1.00		MST	O	MAS/METAL STACK	1		5,127.50	5,128					
																		EFF.YR/AGE	1988 / 35	
																		COND	23 23 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	23 % GD 77	
																		RCNLD	\$277,000	