Key: 6850

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,077

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAUNOY MARC & VADEBONCOEUR MICHELLE L 106 DONAHUE ROAD BREWSTER, MA 02631	53-50-0	106 DONAHUE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAUNOY MARC &	03/29/2001	QS	198,900	(161044)
HOMMEL ALBERTA L	12/01/1983	XX		(94479)

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

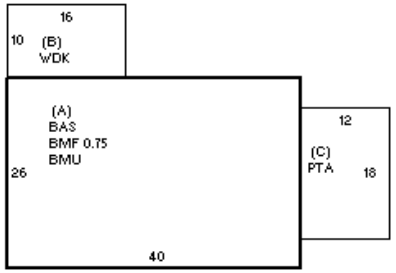
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
677	07/24/2019	7	ALTERATIONS	30,398	07/07/2020	MR	100	100
528	08/21/2007	3	OUT BUILDING	2,635	09/26/2008	JH	100	100
NP		12	CYCLICAL NON		06/19/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,680	14 1.00	A 1.00	A 1.00	252,080	1.67	A 1.00	R03 1.15			277,050

TOTAL	28,680 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	277,100	284,100
BUILDING	290,700	274,400
DETACHED	1,700	1,700
OTHER	0	0
TOTAL	569,500	560,200



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X12	2007	96	22.01	1,700

PHOTO 08/07/2017

BLDG COMMENTS

8/7/17 NF REF LIST

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	8/7/2017	NF
LIST	6/19/2007	JH
REVIEW	7/20/2020	MR

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.000
$NLA(RCN)	$373	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
GARAGE SPACES	1	1.00
% BSMT FIN	75	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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		56.46	58,722
A	BMF	N	BSMT FINISH	780		37.59	29,323
A	BAS	L	BASE AREA	1,040	1983	261.29	271,742
B	WDK	N	WOOD DECK	160		39.20	6,272
C	PTA	N	PATIO	216		14.31	3,091
	BMG	O	BSMT GARAGE	1		4,447.00	4,447
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN 387,549

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

EFF.YR/AGE 1983 / 40

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $290,700