

Key: 6999

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.224

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DRAPEAU JENNIFER A & ROBERT V JR 5 TAYLOR STREET SOUTH HADLEY, MA 01075				52-107-0				56 LAKE SHORE DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DRAPEAU JENNIFER A & ROBE				12/28/2021	DC		(217716)				
BUCK JESSIE M (LIFE ESTAT				10/30/2018	F		1 (217716)				
UNDERWOOD MIRRLESS R &				08/18/2004	F		1 (174098)				

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	%
712	08/04/2021	7	ALTERATIONS	3,600	05/03/2022	TCK	100	100
NP		12	CYCLICAL NON		04/23/2007	JH	100	100
39	01/28/1997	7	ALTERATIONS	7,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	31,926	14	1.00	A	1.00	A	1.00	252,080	1.54	A	1.00	R03	1.15			285,040

TOTAL	31,926 SF	ZONING	RM	FRNT	0	ASSESSED	LAND 285,000 BUILDING 321,600 DETACHED 700 OTHER 0 TOTAL 607,300	CURRENT	292,300 308,000 700 0 601,000	PREVIOUS	
Nbhd	NBHD 14	St Ind	AVERAGE	Infl	AVERAGE	ASSESSED	LAND 285,000 BUILDING 321,600 DETACHED 700 OTHER 0 TOTAL 607,300	CURRENT	292,300 308,000 700 0 601,000	PREVIOUS	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X8		64	22.01	700



BUILDING	CD	ADJ	DESC	MEASURE	9/5/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/5/2017	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/23/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,192	DETAIL ADJ	1.000
\$NLA(RCN)	\$360	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	\$11,700	
GARAGE SPACES	0	1.00	
% BSMT FIN	50	1.00	
# 1/2 BATHS	1	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	1,192		56.46	67,304
A	BMF	N	BSMT FINISH	596		40.34	24,040
A	BAS	L	BASE AREA	1,192	1984	253.90	302,643
B	WDK	N	WOOD DECK	120		39.20	4,704
C	OPA	N	OPEN PORCH	168		50.00	8,400
	F11	O	FPL 1S 10P	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	428,843
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1984 / 39
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$321,600