

Key: 7120

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.348

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FLOOD TIDE INVESTMENTS OF CAPE COD LLC 43 DEER MEADOW LANE BREWSTER, MA 02631				52-114-0				17-19 TRACY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FLOOD TIDE INVESTMENTS OF DUROCHER ALFRED E & CAROL				08/06/2020	O	300,000 (223256)					
				06/02/2004	A	100 (173243)					
DUROCHER CAROL T				11/19/1998	QS	153,500 (150954)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
655	09/29/2020	7	ALTERATIONS	4,700	05/03/2022	TCK	100	100
571	09/01/2020	7	ALTERATIONS	10,450	12/21/2020	NF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,555	14 1.00	A 1.00	A 1.00	252,080	2.46	A 1.00	R02	1.15		250,270

TOTAL	17,555 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	250,300	256,600
St Ind	AVERAGE		LAND BUILDING	405,900	383,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	656,200	640,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/03/2022

BLDG COMMENTS
INFO @ DOOR 5/3/2022

(B) WDK WDK 14

12

(A) USF BAS BMU

24

46

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2017	NF
MODEL	1		RESIDENTIAL	LIST	5/3/2022	EST
STYLE	11	1.00	DUPLEX [100%]	REVIEW	5/23/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,208	DETAIL ADJ	0.950	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,104		53.64	59,218
\$NLA(RCN)	\$233	OVERALL	0.950	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,104	1971	229.14	252,971
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	1,104	1971	159.15	175,703
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	336		35.38	11,887
				FLOOR COVER	3	W/W CARPET	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	5	ELECTRIC BB	1.00								
				FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	513,858	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT/ELEC	G
		EFF.YR/AGE	1991 / 32
		COND	21 21 %
		FUNC	0
		ECON	0
		DEPR	21 % GD 79
		RCNLD	\$405,900