

Key: 7382

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.612

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GROUNDWATER CHRISTINE E & PAUL S TRUSTEES GROUNDWATER FAMILY TRUST 161 BEECHTREE DRIVE BREWSTER, MA 02631				83-40-0				161 BEECHTREE DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GROUNDWATER CHRISTINE E & BERARDI CHRISTOPHER & KEL				09/04/2020	QS	560,000	33231-94				
MACDONALD KENNETH & SHERY				04/05/2013	QS	440,000	27268-234				
				10/06/1983	XX	3889-88					

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	%
24-89	02/01/2024	7	ALTERATIONS	560				0
	09/04/2020	15	SALE REVIEW	560,000	03/08/2021	JMG	100	100
326	04/19/2018	7	ALTERATIONS	3,000	07/22/2019	NF	100	100
224	03/19/2018	7	ALTERATIONS	4,133	07/22/2019	NF	100	100
		12	CYCLICAL NON		05/18/2016	WFF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,800	17	1.00	A	1.00	A	1.00	252,080	2.15	A	1.00	R05	1.15			258,310

TOTAL	20,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE				LAND	258,300	243,700
St Ind	AVERAGE		LAND	497,600	469,900			
Infl	AVERAGE		DETACHED	5,000	4,900			
			OTHER	0	0			
						TOTAL	760,900	718,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00	8X10	80	22.01	1,800
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	WFF
MODEL	1		RESIDENTIAL	LIST	5/18/2016	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/8/2021	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN			
NET AREA	1,834	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,132		58.16	65,834			
\$NLA(RCN)	\$312	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	566		41.54	23,514			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,132	1983	261.51	296,031			
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	56		51.50	2,884			
				FLOOR COVER	6	OTHER	1.00	C	WDK	N	WOOD DECK	256		40.38	10,336			
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	374		42.62	15,939			
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	E	USF	L	UPPER STORY FIN	702	1983	189.36	132,933			
				FUEL SOURCE	2	GAS	1.00	F	PTA	N	PATIO	240		14.74	3,537			
													F21	O	FPL 2S 1OP	1	10,455.50	10,456
													ODS	O	OUTDOOR SHOWER	1	2,487.50	2,488

TOTAL RCN	571,985
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2007 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$497,600

