

Key: 7802

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.029

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PICHE CAROLE 65 OAK STREET AVON, MA 02322				85-82-0				127 RUSSELLS PATH			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PICHE CAROLE				11/09/2006	F	1 21508-329					
PICHE CAROLE TRUSTEE				10/16/2006	F	1 21433-216					
BELTIS CAROLE ANN				04/06/1994	A	100 9543-083					


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	%
214	04/11/2008	14	CYCLICAL GRO		02/09/2021	TCK	100	100
		2	ADD	150,000	04/22/2010	JH	100	100
512	08/20/2003	12	CYCLICAL NON		09/22/2003	JB	100	100
		7	ALTERATIONS	600			100	100

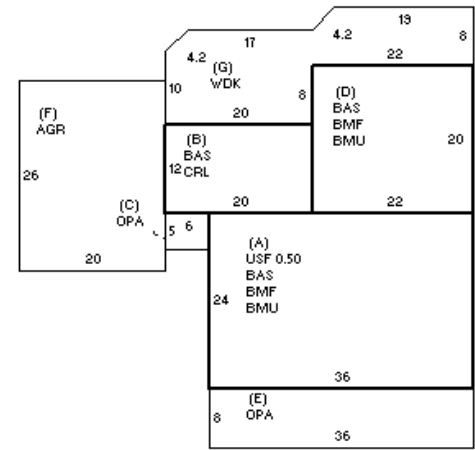
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	23,127	13	1.00	A	1.00	A	1.00	219,200	1.97	A	1.00	R03	1.00				229,490

TOTAL	23,127 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	OWNER ON PREMISES BILL MAILED TO PLACE OF EMPLOYMENT			LAND	229,500	216,500
St Ind	AVERAGE		BUILDING	533,900	510,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	763,400	727,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	02/09/2021
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/9/2021	TCK	BLDG COMMENTS	
MODEL	1		RESIDENTIAL	LIST	3/27/2009	JH	BMF=FAMILY RM/BATH	
STYLE	4	1.02	CAPE [100%]	REVIEW	3/11/2021	MR	INFO AT DOOR (2/9/2021)	
QUALITY	A	1.00	AVG [100%]					
FRAME	1	1.00	WD FRAME [100%]					

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,976	DETAIL ADJ	1.000
\$NLA(RCN)	\$334	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	\$11,934
GARAGE SPACES	3	1.00
% BSMT FIN	100	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,304		55.43	72,275
+	BMF	N	BSMT FINISH	1,304		33.44	43,610
A	BAS	L	BASE AREA	864	1971	246.40	212,890
A	USF	L	UPPER STORY FIN	432	1971	189.44	81,838
B	CRL	N	BSMT CRAWL	240		30.97	7,433
+	BAS	L	BASE AREA	680	2008	246.40	167,553
+	OPA	N	OPEN PORCH	318		51.00	16,218
F	AGR	N	ATT GARAGE	520		39.57	20,574
G	WDK	N	WOOD DECK	427		39.98	17,073
	BMG	O	BSMT GARAGE	1		4,535.90	4,536
	GFP	O	GAS FIREPLACE	1		3,188.50	3,189

TOTAL RCN	659,123
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$533,900