

Key: 8338

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.579

LEGAL

LAND

DETACHED

BUILDING

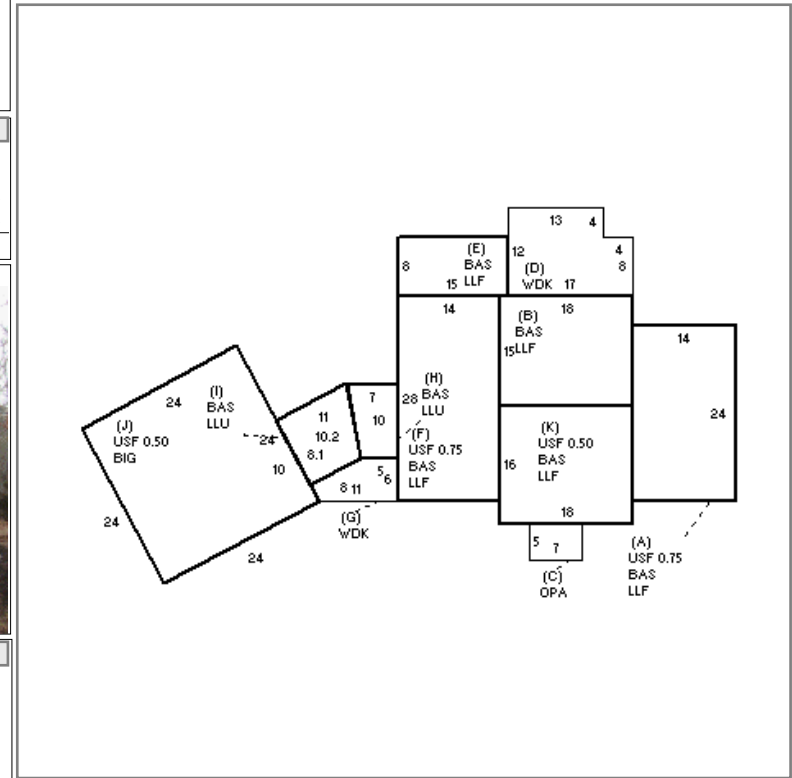
CURRENT OWNER				PARCEL ID				LOCATION			
DOURTRICH PAUL E & CYNTHIA B 95 LANDING DRIVE BREWSTER, MA 02631				82-52-0				95 LANDING DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DOURTRICH PAUL E & CYNTHIA				04/11/2014	QS	330,000	(203079)				
JOSEPHSON ERIK D TRUSTEE				03/15/2013	F	1	(199845)				
SPENLINHAUER ROBERT J				05/21/2004	QS	395,000	(173083)				

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	%
94	02/04/2022	7	ALTERATIONS	100,000	03/13/2023	TCK	100	100
1108	12/23/2019	77	SOLAR PANELS	17,600	07/06/2020	MR	100	100
914	11/09/2017	1	NEW CONSTRUC	634,320	07/22/2019	NF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,600	17	1.00	A	1.00	A	1.00	UPV	1.90		437,950

TOTAL	23,600 SF	ZONING	LOC-VIEW	RR		FRNT	0	ASSESSED		CURRENT	438,000	PREVIOUS	413,200
Nbhd	NBHD 17	N O T E	10/31/2017 FD issued house #95					LAND		991,600	946,100		
St Ind	AVERAGE		BUILDING		0	0							
Infl	AVERAGE		DETACHED		0	0							
			OTHER		0	0							
						TOTAL		1,429,600	1,359,300				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 LLF= FAM RM, TV RM, GYM, STUDIO, BATH (PER OWNER 3/13/2023)
 EXTRA SINK - HATCH TO ATTIC
 36 SOLAR PANELS

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2018	TCK
MODEL	1		RESIDENTIAL	LIST	7/29/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	4/3/2023	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	0.970
NET AREA	3,945	DETAIL ADJ	1.000
\$NLA(RCN)	\$262	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		10	\$17,407
GARAGE SPACES		2	1.00
% BSMT FIN		90	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	1,406	2017	150.07	210,998
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,561	2017	313.76	489,777
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	978	2017	236.35	231,152
ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	35		64.94	2,273
FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	245		50.91	12,474
INT FINISH	2	DRYWALL	1.00	+	LLU	N	LOWER LEVEL UNF	155		124.01	19,221
HEATING/COOL	15	HTWT+DCTLS AC	1.01	J	BIG	N	BUILT-IN GARAGE	576		63.21	36,406
FUEL SOURCE	2	GAS	1.00	F21	O		FPL 2S 1OP	1		13,184.40	13,184

TOTAL RCN	1,032,892
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2019 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$991,600