Key: 8350

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,591

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GUSTAFSON DONNA L 189 LANDING DRIVE BREWSTER, MA 02631	82-59-0	189 LANDING DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GUSTAFSON DONNA L	08/20/2010	QS	443,000	(192233)
AUCOIN W GERARD & NANCY M	10/11/1985	XX		(103709)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

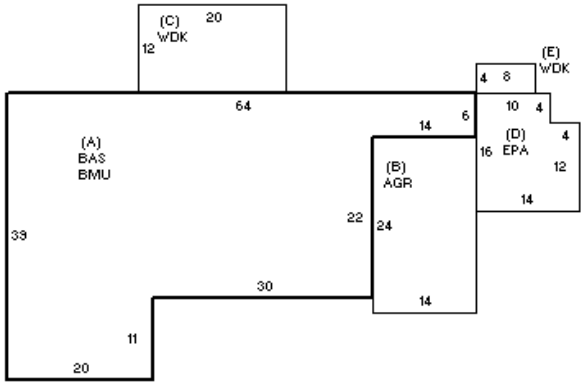
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR12*15	05/03/2023	3	OUT BUILDING	5,175	05/14/2024	TCK	100	100
		12	CYCLICAL NON		05/20/2016	WFF	100	100
		12	CYCLICAL NON		04/20/2004	JB	100	100
202	04/09/2002	2	ADD	18,000	06/05/2003	TN	100	100
46	03/01/1991	3	OUT BUILDING	1,050	04/01/1992		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,800	17 1.00	A 1.00	A 1.00	295,920	2.06	A 1.00	R06 1.35			305,670

TOTAL	21,800 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 17	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	305,700	288,400
BUILDING	437,400	417,700
DETACHED	2,700	900
OTHER	0	0
TOTAL	**745,800**	**707,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X10	1991	80	22.01	900
SHF	A 1.00	01 1.00	10X8	2023	80	22.01	1,800

PHOTO 06/03/2024

BLDG COMMENTS

REF --- OUTSIDE SHOWER

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/20/2016	WFF
LIST	5/2/2016	EST
REVIEW	6/3/2024	EMZ

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,704	DETAIL ADJ	1.000
$NLA(RCN)	$338	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,190
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,704		53.71	91,523
A	BAS	L	BASE AREA	1,704	1986	248.47	423,397
B	AGR	N	ATT GARAGE	336		44.35	14,902
+	WDK	N	WOOD DECK	272		41.16	11,195
D	EPA	N	ENCLOSED PORCH	208		76.07	15,824
	F11	O	FPL 1S 1OP	1		8,018.90	8,019
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN 575,585

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1986 / 37

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $437,400