

Key: 8445

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.684

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
ROBERTS VICTOR F & MARY N 38 BLACKBERRY LANE BREWSTER, MA 02631		51-70-0	38 BLACKBERRY LANE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ROBERTS VICTOR F & MARY N		04/05/2013	QS	420,000	(200008)
GREEN SUSAN H		01/21/1986	XX	166,000	(105060-A)

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 %
24-409	05/14/2024	7	ALTERATIONS	27,827			0 0
16	01/07/2016	77	SOLAR PANELS	6,400	03/22/2017	NF	100 100
559	10/22/1998	2	ADD	8,400	07/19/1999	JB	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,609	14	1.00	A	1.00	A	1.00	295,920	1.82	A	1.00	PV6	1.35			316,890

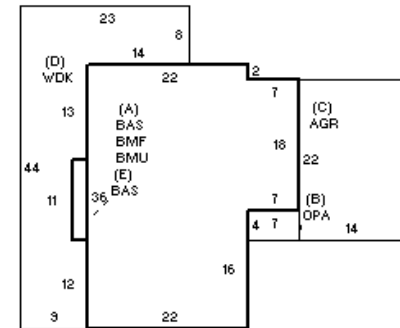
TOTAL	25,609 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE	LAND	316,900	299,000			
St Ind	AVERAGE		BUILDING	381,300	360,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		698,200	659,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

10 SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE	4/23/2008	JH
MODEL	1		RESIDENTIAL	LIST	4/23/2008	EST
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	4/18/2017	TD
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	453,921	
NET AREA	940	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	918		69.38	63,695	CONDITION ELEM	CD	
\$NLA(RCN)	\$483	OVERALL	0.980	EXT COVER	10	VERT BOARD	0.98	A	BMF	N	BSMT FINISH	918		41.87	38,433	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	28	58.80	1,646	INTERIOR	V	
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	308		49.67	15,299	KITCHEN	G	
ROOMS	5	1.00		FLOOR COVER	3	W/W CARPET	1.00	D	WDK	N	WOOD DECK	486		46.10	22,404	BATHS	A	
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	940	1985	313.08	294,291	HEAT/ELEC	G	
BATHROOMS	2	1.00		HEATING/COOL	11	HTWT/CL AIR	1.05	F11	O	FPL 1S 1OP	1		8,981.10	8,981				
FIXTURES	6	\$9,173		FUEL SOURCE	2	GAS	1.00											
GARAGE SPACES	1	1.00																
% BSMT FIN	0	1.00																
# 1/2 BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2001 / 22	
																COND	16 16 %	
																FUNC	0	
																ECON	0	
																DEPR	16 % GD 84	
																RCNLD	\$381,300	