

Key: 991

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.100

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
GAVIN BRENDA L & BESSAOUD ERICA E TRUSTEES 21 CRESTWOOD ROAD NO READING, MA 01864		102-64-0	70-72 PARTRIDGE CIRCLE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
GAVIN BRENDA L & GAVIN BRENDA L		08/17/2005	F	100	20163-259	
GAVIN BRENDA L &		12/19/2001	A	100	14599-124	
GAVIN BRENDA L &		01/03/2000	N	245,000	12761-062	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
743	12/12/2005	2	ADD	27,000	02/03/2009	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,519	7	1.00	A	1.00	A	1.00	728,840	2.90	5	0.95	BAV	3.50			703,600

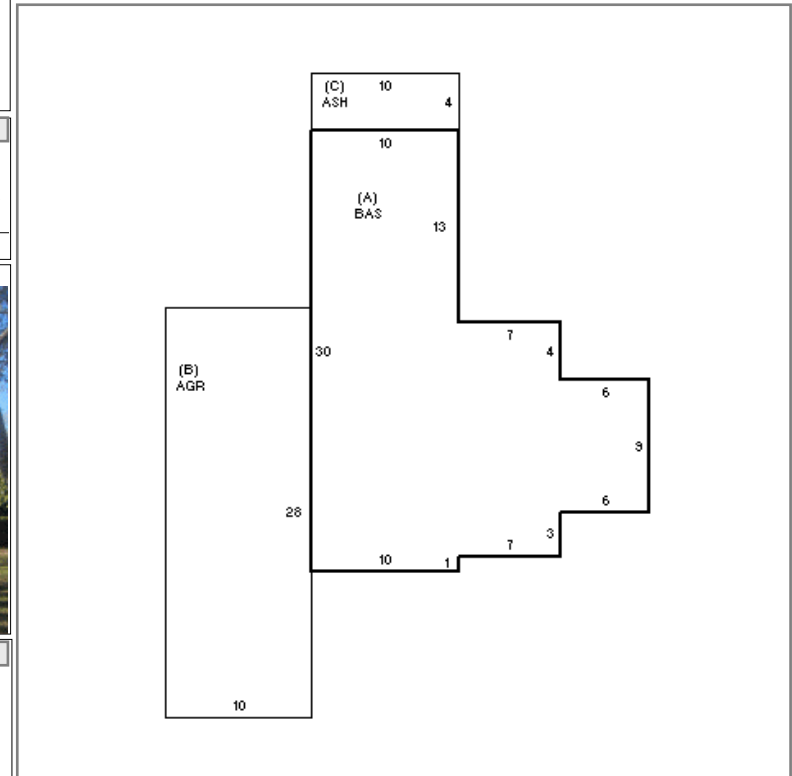
TOTAL	14,505 SF	ZONING	NBHD 7	RM		FRNT	0	ASSESSED		CURRENT	703,600	PREVIOUS	663,800
Nbhd	NBHD 7	road name change per FIRE DEPT November 8 1999		LAND							57,900		54,700
St Ind	AVERAGE	driveway access through m 9 lot 31		BUILDING							0		0
Infl	AVERAGE	M 9 lot 30 combined with lot 31 for F/Y 2001 Plan Book		DETACHED							111,400		105,200
		E 554/15 (portion of lot 30 (lot 2 on plan) sold to abutter		OTHER									
				TOTAL							872,900		823,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/22/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/5/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	3/1/2021	MR
QUALITY	M	0.55	MINIMAL [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	96.561		
NET AREA	466	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	466	1950	170.36	79,389	CONDITION ELEM	CD		
\$NLA(RCN)	\$207	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	B	AGR	N	ATT GARAGE	280		24.42	6,837	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	40		16.51	661	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		4,326.40	4,326	KITCHEN	A		
				FLOOR COVER	6	OTHER	1.00		GFP	O	GAS FIREPLACE	1		1,770.90	1,771	BATHS	A		
				INT FINISH	3	WD PANEL	1.00		ODS	O	OUTDOOR SHOWER	1		1,368.10	1,368	HEAT/ELEC	A		
				HEATING/COOL	7	FL/WALL UN	0.98											EFF.YR/AGE	1950 / 73
				FUEL SOURCE	2	GAS	1.00											COND	40 40 %
															FUNC	0			
															ECON	0			
															DEPR	40 % GD 60			
															RCNLD	\$57,900			

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
GAVIN BRENDA L & BESSAOUD ERICA E TRUSTEES 21 CRESTWOOD ROAD NO READING, MA 01864		102-64-0	70-72 PARTRIDGE CIRCLE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

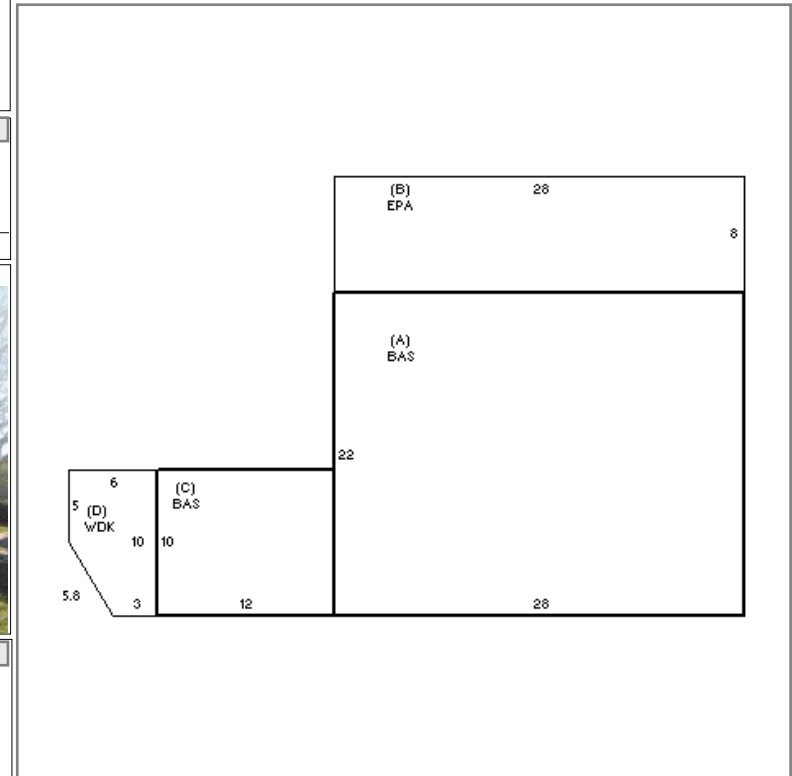
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND BUILDING DETACHED OTHER	111,400	
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/22/2021
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/22/2021	NF
MODEL	1		RESIDENTIAL	LIST	4/14/2006	JB
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	3/1/2021	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	736	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	616	1950	196.34	120,944
\$NLA(RCN)	\$226	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	B	EPA	N	ENCLOSED PORCH	224		48.90	10,955
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	120	2006	196.34	23,560
				ROOF COVER	1	ASPH/CMP SH	1.00	D	WDK	N	WOOD DECK	53		26.47	1,403
				FLOOR COVER	5	VINYL	1.00	F11	O	FPL 1S 1OP	1		5,155.00	5,155	
				INT FINISH	3	WD PANEL	1.00	ODS	O	OUTDOOR SHOWER	1		1,630.10	1,630	
				HEATING/COOL	13	NONE	0.90								
				FUEL SOURCE	8	NONE	0.95								

TOTAL RCN	166,279	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	G	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1967 / 56	
COND	33	33 %
FUNC	0	
ECON	0	
DEPR	33	% GD 67
RCNLD	\$111,400	