

Key: 13183

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.243

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BLAZAR JAMES M & NANCY E 9 RUDDY DUCK ROAD BREWSTER, MA 02631		144-63-0		9 RUDDY DUCK ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BLAZAR JAMES M & NANCY E		07/06/2018	QS	1,150,000	31389-93
HURRIE JEFFREY F TRUSTEE		09/11/2012	O	149,900	26663-304
PERKINS ANN MARIE TRUSTE		07/24/2006	F		21208-190

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 %
	07/09/2018	15	SALE REVIEW	1,150,000	04/26/2019	JMG	100 100
547	07/02/2018	11	CHANGE OF US	1,000	07/29/2019	NF	100 100
578	06/30/2016	1	NEW CONSTRUC	17,000	03/28/2017	NF	100 100
805	10/22/2012	1	NEW CONSTRUC	350,000	08/20/2014	RJM	100 100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	13R	1.00	A	1.00	252,080	1.00	A	1.00	R05	1.15		348,850
300	A	0.941	13	1.00	13R	1.00	A	1.00	13,800	1.00	A	1.00	R05	1.15		12,990

DETACHED

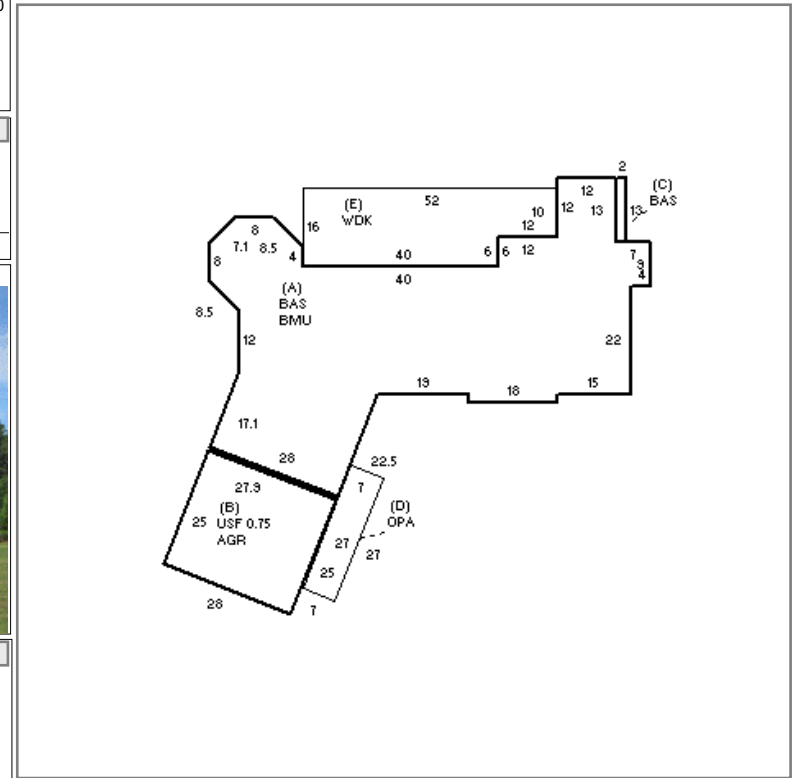
TOTAL	2.318 Acres		ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		SUBDIVISION OF PARCEL 58-2 FOR F/Y 2003 --- LOT 4 ON PLAN BOOK 565/49 & 50	LAND	361,800	341,400			
St Ind	WOOD DUCK			BUILDING	1,217,100	1,162,100			
Infl	AVERAGE			DETACHED	20,800	20,600			
				OTHER	0	0			
				<b>TOTAL</b>	<b>1,599,700</b>	<b>1,524,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	01 1.00	2013	1	4,058.10	4,100
DGF	A	1.00	10 0.90	2016	672	27.67	16,700

PHOTO 07/29/2019



BLDG COMMENTS  
2X6 CONSTRUCTION



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2013	SF
MODEL	1		RESIDENTIAL	LIST	11/23/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	1/8/2020	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,352,337
NET AREA	3,684	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	3,133		59.62	186,786		
\$NLA(RCN)	\$367	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	3,133	2012	288.15	902,760		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	700		48.14	33,699		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	USF	L	UPPER STORY FIN	525	2012	241.22	126,642		
				FLOOR COVER	1	HARDWOOD	1.00	C	BAS	L	BASE AREA	26	2012	288.14	7,492		
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	189		64.94	12,274		
				HEATING/COOL	9	WARM/CL AIR	1.03	E	WDK	N	WOOD DECK	760		50.91	38,695		
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 10P	1		9,919.20	9,919			
								ODS	O	OUTDOOR SHOWER	1		3,136.70	3,137			
								WPL	O	WHIRLPOOL	1		10,045.20	10,045			

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

EFF.YR/AGE	2012 / 11	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$1,217,100	