

Key: 13186

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.246

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HARDY DANIEL W & DIANE M 36 DACIA DRIVE SO WEYMOUTH, MA 02190		144-66-0		66 RUDDY DUCK ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HARDY DANIEL W & DIANE M		04/26/2002	QS	255,000	15092-210
RUDDY DUCK LLC		05/25/2001	N	340,000	13870-330
GREEN RAYMOND C & CARVER		09/05/1991	L	1 7669-333	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1st	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
579	09/26/2003	12	CYCLICAL NON NEW CONSTRUC	300,000	06/05/2013 08/17/2004	SF WH	100 100

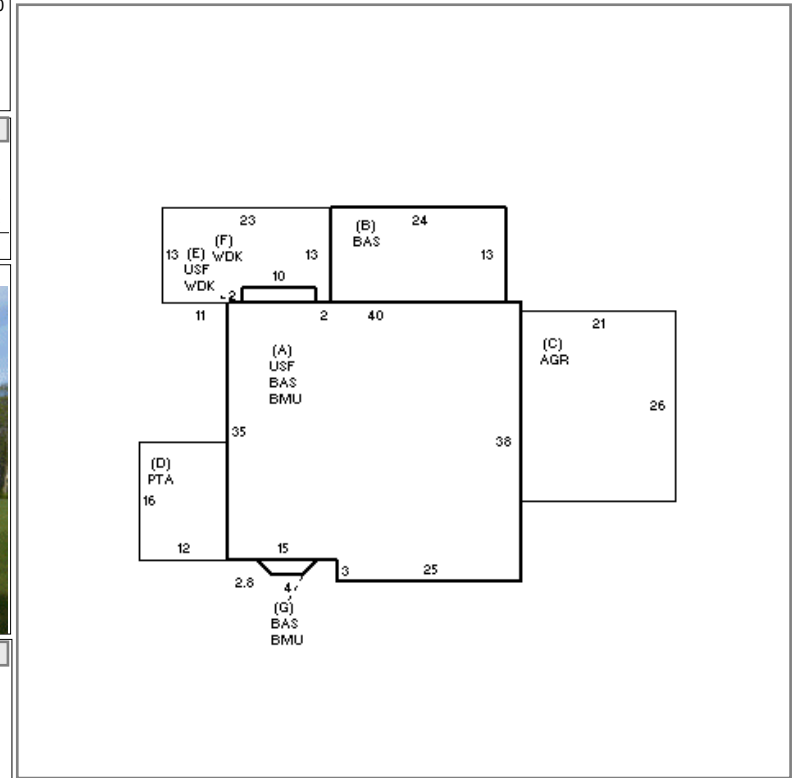
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	13R	1.00	A	1.00	252,080	1.00	A	1.00	R05	1.15		348,850
300	A	0.479	13	1.00	13R	1.00	A	1.00	13,800	1.00	A	1.00	R05	1.15		6,610

TOTAL	1.856 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	SUBDIVISION OF PARCEL 58-2 FOR FY 2003 -- LOT 7 ON PLAN BOOK 565/49 & 50			LAND	355,500	335,300
St Ind	WOOD DUCK		BUILDING	942,300	890,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,297,800	1,225,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2013

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/5/2013	SF
MODEL	1		RESIDENTIAL	LIST	6/5/2013	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/19/2013	SEJ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,294	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,487		72.41	107,677
\$NLA(RCN)	\$337	OVERALL	1.080	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,495	2003	221.99	331,868
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,799	2003	325.60	585,750
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	546		53.37	29,141
				FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO	192		20.78	3,990
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	299		53.94	16,127
				HEATING/COOL	9	WARM/CL AIR	1.03	F21	O		FPL 2S 1OP	1		13,967.00	13,967
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	1,108,597
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2003 / 20
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$942,300