

Key: 132

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 141

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MORGAN ROSALIE N TRUSTEE RALPH M MORGAN TRUST 10 BEVERLY ROAD NATICK, MA 01760		50-58-0		43 BRADFORD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MORGAN ROSALIE N TRUSTEE		05/20/1997	A	100	10758-020
ESTATE OF RALPH MORGAN		10/11/1989	A	1	N/A-N/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	%
586	08/31/2006	7	ALTERATIONS	2,600	07/06/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,220 3	1.00	3A	1.00	A	1.00	964,480	6.20	A	1.00	BG- 4.40	853,830

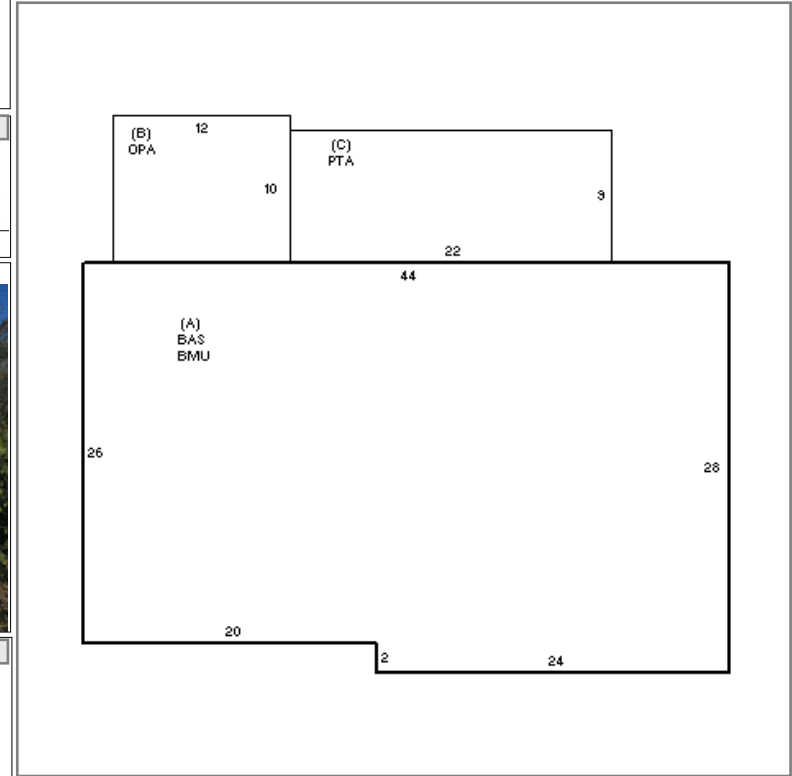
TOTAL	6,220 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE	LAND	853,800	805,500			
St Ind	BREWSTER PARK		BUILDING	280,100	268,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,133,900</b>	<b>1,073,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/15/2018	NF
MODEL	1		RESIDENTIAL	LIST	5/8/2018	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	11/21/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,192	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,192		53.64	63,939
\$NLA(RCN)	\$313	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,192	1984	241.20	287,511
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	120		47.50	5,700
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	198		14.35	2,842
				FLOOR COVER	1	HARDWOOD	1.00	F11	O		FPL 1S 10P	1		7,255.20	7,255
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	5	ELECTRIC BB	1.00								
				FUEL SOURCE	3	ELECTRIC	0.95								



BLDG COMMENTS	
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TOTAL RCN	373,421
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1984 / 39
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$280,100