

Key: 135

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 144

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WILSON NANCY PARKER & WILLIAM F TRUSTEES				50-57-0				35 BRADFORD ROAD				
582 WAPPING ROAD PORTSMOUTH, RI 02871				WILSON NANCY PARKER & WILSON ROBERT P JR &				DOS	T	SALE PRICE	BK-PG (Cert)	
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,990 3	1.00 3A	1.00 A	1.00	964,480	6.43 A	1.00	BG-	4.40		852,130

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	%
23-547	05/09/2023	7	ALTERATIONS	120,000	04/17/2024	NF	100	100
907	11/03/2014	7	ALTERATIONS	5,000	06/17/2015	MW	100	100
473	08/14/1997	7	ALTERATIONS	1,900			100	100

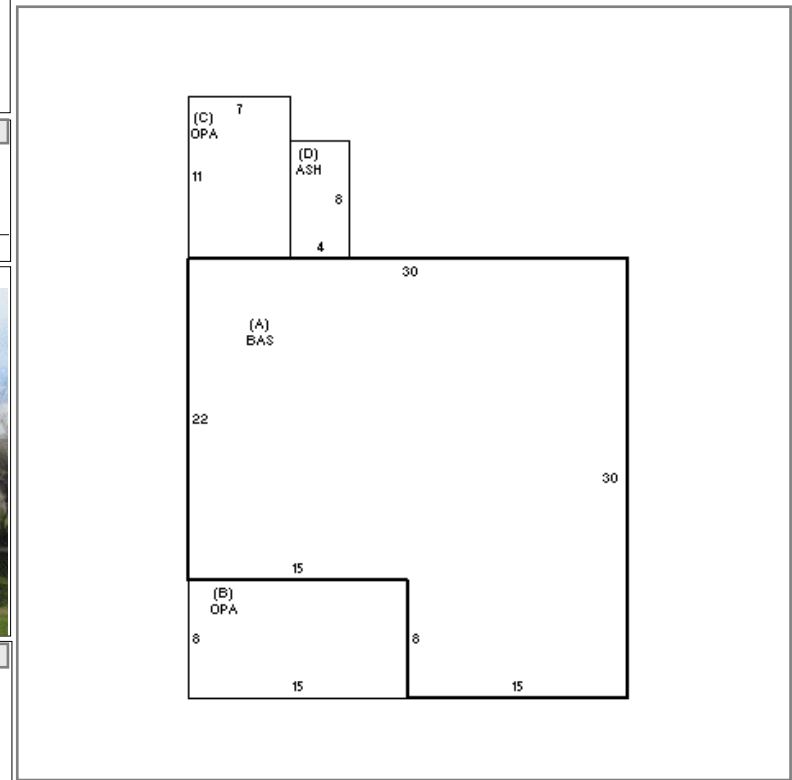
TOTAL	5,990 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 3	NOTE				LAND	852,100	803,900
St Ind	BREWSTER PARK		LAND	152,700	121,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,004,800	925,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/14/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/31/2007	JH
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/16/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INTERIOR ESTIMATED PER PLANS 6/27/2024



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	780	DETAIL ADJ	1.000
\$NLA(RCN)	\$297	OVERALL	0.910
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$5,915	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	780	1930	264.69	206,460
EXT COVER	1	WD SHINGLE	1.00	+	OPA	N	OPEN PORCH	197		45.50	8,964
ROOF SHAPE	1	GABLE	1.00	D	ASH	N	ATT SHED	32		26.53	849
ROOF COVER	2	WD SHINGLE	1.01		F11	O	FPL 1S 1OP	1		6,949.70	6,950
FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,197.70	2,198
INT FINISH	3	WD PANEL	1.00								
HEATING/COOL	13	NONE	0.90								
FUEL SOURCE	8	NONE	0.95								

TOTAL RCN	231,335
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	A
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	1965 / 58
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$152,700