

Key: 2746

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.916

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PHILLIPS SARA A TRUSTEE SARA A PHILLIPS REVOCABLE TR 11 TUBMAN ROAD BREWSTER, MA 02631				47-22-0				11 TUBMAN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHILLIPS SARA A TRUSTEE				01/28/2011	F	1	25217-207				
PHILLIPS SARA A				07/16/2010	H		24685-259				
BELL GEORGE M &				06/01/1978	XX	34,500	2716-289				

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	%
23-1166	11/07/2023	7	ALTERATIONS	6,000	07/18/2024	TCK	100	100
553	07/31/2012	7	ALTERATIONS	2,000	01/29/2013	MR	100	100
615	12/04/2010	7	ALTERATIONS	1,339	12/28/2010	JH	100	100
483	10/04/2010	7	ALTERATIONS	8,000	12/28/2010	JH	100	100
476	08/09/2001	7	ALTERATIONS	20,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	46,174	10	1.00	A	1.00	A	1.00	R05	1.15		319,470

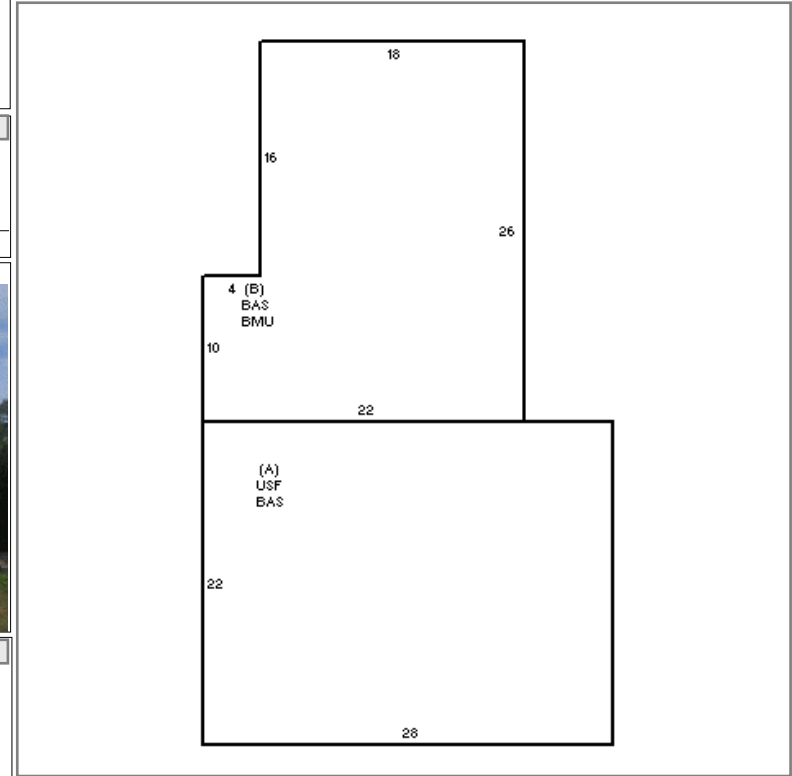
TOTAL	1.060 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 10	N O T E no access from main street 1390 changed to 11 tubman f/y 99				LAND	319,500	301,400
St Ind	AVERAGE		LAND	395,000	374,200			
Infl	AVERAGE		DETACHED	9,700	9,500			
			OTHER	0	0			
						TOTAL	724,200	685,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 10X26		260	36.79	6,700
SHF	A	1.00	50 0.50 10X12		120	21.39	1,300
SHF	A	1.00	50 0.50 10X16		160	20.77	1,700



BUILDING	CD	ADJ	DESC	MEASURE	1/2/2018	NF
MODEL	1		RESIDENTIAL	LIST	12/20/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	7/29/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
SCUTTLE ATTIC



YEAR BLT	1941	SIZE ADJ	1.000
NET AREA	1,740	DETAIL ADJ	1.000
\$NLA(RCN)	\$295	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	\$10,511
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	512,937
FOUNDATION	3	FOUN WALL	1.00	A	BAS	L	BASE AREA	616	1995	293.25	180,641		
EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	616	1995	212.34	130,804		
ROOF SHAPE	6	SALTBOX	1.00	B	BMU	N	BSMT UNFINISHED	508		77.21	39,222		
ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	508	1941	293.25	148,971		
FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789		
INT FINISH	2	DRYWALL	1.00										
HEATING/COOL	1	FORCED AIR	1.00										
FUEL SOURCE	2	GAS	1.00										

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

EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD	\$395,000
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