

Key: 2819

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.993

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MERK TOBY 73 TUBMAN ROAD BREWSTER, MA 02631		47-25-0		73 TUBMAN ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MERK TOBY		04/03/2023	QS	651,000	35712-265
TENEYCK BRUCE S &		03/31/1998	J	1	11326-210
TENEYCK BRUCE S &		03/31/1998	J	77,500	11326-207

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	%
	04/03/2023	16	MLS REVIEW	651,000	04/16/2024	JMG	100	100

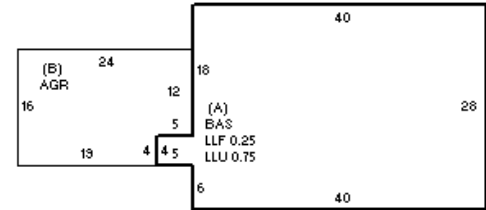
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	A 1.00	A 1.00	219,200	1.00	A 1.00	RM3 1.00			303,350
300	A	1,699	12 1.00	A 1.00	A 1.00	12,000	1.00	A 1.00	RM3 1.00			20,390

TOTAL	3.076 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE Plan Bk 700 Pg 68	LAND	323,700	305,400			
St Ind	AVERAGE		BUILDING	284,700	246,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		608,400	552,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/22/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	12/23/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	431,362
NET AREA	1,425	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	855		83.16	71,102	CONDITION ELEM	CD
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	285	1965	141.48	40,322	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,140	1965	253.89	289,440	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	364		41.38	15,061	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	F11	O	FPL 1S 1OP	1		7,637.00	7,637	BATHS	A	
				INT FINISH	2	DRYWALL	1.00								HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		5	1.00														
BEDROOMS		2	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$7,800														
GARAGE SPACES		0	1.00														
% BSMT FIN		25	1.00														
# 1/2 BATHS		1	1.00														
# OF UNITS		1	1.00														
EFF. YR/AGE		1965 / 58															
COND	34	34 %															
FUNC	0																
ECON	0																
DEPR	34	% GD	66														
RCNLD		\$284,700															