

Key: 2877

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.056

LEG
AL
LAND

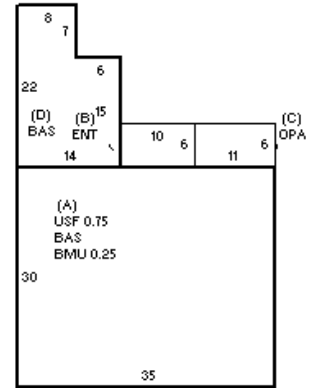
CURRENT OWNER		PARCEL ID		LOCATION	
MCSWEENEY JOHN N & SHERYL A 157 TUBMAN ROAD BREWSTER, MA 02631		47-31-0		157 TUBMAN ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCSWEENEY JOHN N & SHERYL		07/28/2023	QS	510,000	35914-2
SHERMAN I MARIE		03/26/2013	DC	1497-34	
SHERMAN ROBERT B & I MARI		01/15/1971	XX	16,000	1497-34

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 %
23-1294	01/25/2024	7	ALTERATIONS	175,000			0 0
	07/28/2023	16	MLS REVIEW	510,000	05/30/2024	JMG	100 100
735	08/11/2021	7	ALTERATIONS	570	05/02/2022	TCK	100 100
268	03/25/2021	7	ALTERATIONS	4,620	05/02/2022	TCK	100 100
91	02/12/2016	7	ALTERATIONS	875	03/03/2017	NF	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	12	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	303,350
300	A	0.029	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	350

TOTAL	1.406 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	303,700	286,500
St Ind	AVERAGE		LAND	263,700	373,300			
Infl	AVERAGE		DETACHED	9,100	9,100			
			OTHER	0	0			
						TOTAL	576,500	668,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	50 0.50 16X16		256	8.10	1,000
SHF	A	1.00	50 0.50 16X12		192	20.77	2,000
FBN	A	1.00	60 0.40 18X18		324	35.67	4,600
SHF	A	1.00	50 0.50 8X18		144	21.39	1,500



BUILDING	CD	ADJ	DESC	MEASURE	4/17/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/17/2019	NF
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	5/20/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

DETACHED
BUILDING

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	659,175
NET AREA	2,104	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	263		84.23	22,152	CONDITION ELEM	CD
\$NLA(RCN)	\$313	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	788	1890	231.65	182,539	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	ENT	N	ENCLOSED ENTRY	60		146.43	8,786	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	66		63.00	4,158	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,316	1890	310.59	408,736	BATHS	A
				INT FINISH	1	PLASTER	1.00	F23	O	FPL 2S 3OP	1		24,847.20	24,847	HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00	ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043			
				FUEL SOURCE	1	OIL	1.00										
				EFF.YR/AGE 1933 / 90													
				COND 40 40 %													
				FUNC 20 FOUNDATION													
				ECON 0													
				DEPR 60 % GD 40													
				RCNLD \$263,700													