

Key: 2903

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.084

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
RANCOURT MALCOLM J & RANCOURT MARY E TRUSTEES				56-17-0				87 LONG POND ROAD				
87 LONG POND ROAD BREWSTER, MA 02631				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				RANCOURT MALCOLM J & RANCOURT MALCOLM J & MARY				03/29/2011	F	100	25345-94	
								09/08/1977	XX		2578-71	

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	%
1042	11/29/2021	9	HVAC	18,000	05/02/2022	TCK	100	100
343	04/17/2019	7	ALTERATIONS	3,200	07/08/2020	MR	100	100
691	08/10/2018	1	NEW CONSTRUC	300,000	07/26/2019	NF	100	100

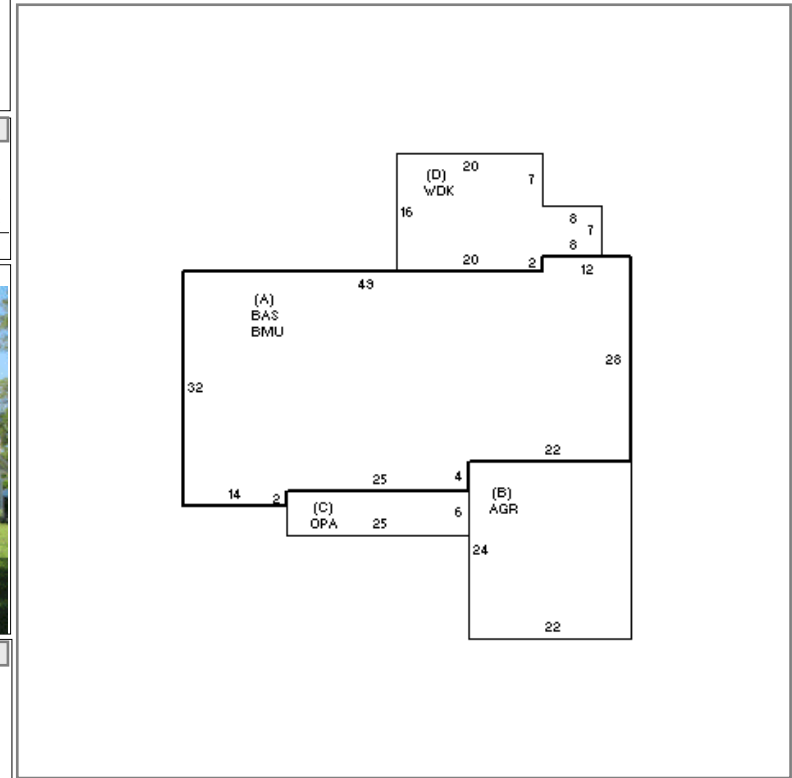
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	46,174	12	1.00	A	1.00	A	1.00	197,280	1.20	10	0.90	RM4	1.00			250,020

TOTAL	1.060 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	T=ACCESS			LAND	250,000	235,900
St Ind	AVERAGE		LAND	690,900	659,300			
Infl	AVERAGE		DETACHED	2,600	2,500			
			OTHER	0	0			
						TOTAL	943,500	897,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01 1.00	10X12		21.39	2,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/26/2019	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/20/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INTERIOR EST PER PLANS

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YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	712,259				
NET AREA	1,794	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,794		63.22	113,425	CONDITION ELEM	CD				
\$NLA(RCN)	\$397	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,794	2018	292.49	524,722	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	528		47.94	25,315	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	150		61.80	9,270	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	376		48.45	18,217	BATHS	A				
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		3,863.70	3,864	HEAT/ELEC	G				
				HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,984.90	2,985						
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2020 / 3		
																		COND	3 3 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	3	% GD	97
																		RCNLD	\$690,900		