

Key: 2929

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.110

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION				
BETTENCOURT ANA M & JOHN A TRUSTEES & FRAGA RAUL G & MARIA J		56-52-0	268 HARWICH ROAD				
48 STEVENS STREET LUDLOW, MA 01056		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		BETTENCOURT ANA M & JOHN		12/03/2018	J	1	31701-129
		BETTENCOURT JOHN A & ANA		05/31/2013	J	1	27422-224
		BETTENCOURT JOHN A ET AL		06/29/2012	H	390,000	26459-282

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
801	09/29/2014	7	ALTERATIONS	1,985	06/05/2015	MW	100	100
NP		12	CYCLICAL NON		10/22/2007	REO	100	100

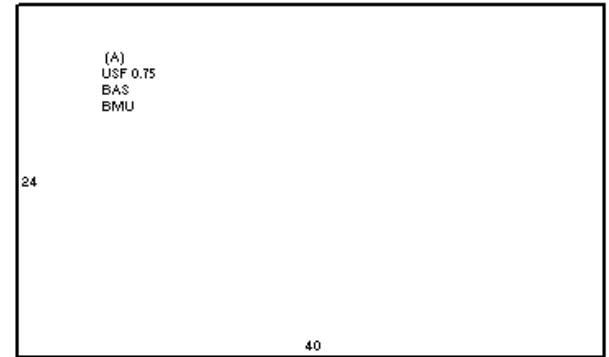
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,000	12	1.00	12D	1.00	A	1.00	219,200	1.31	A	1.00	RM4	1.00			264,570

TOTAL	40,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	264,600	249,600			
St Ind	HARWICH ROAD		BUILDING	322,500	304,500			
Infl	AVERAGE		DETACHED	9,200	9,100			
			OTHER	194,600	183,700			
			TOTAL	790,900	746,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
STU	G	1.20	20 0.80	12X16		192	60.00	9,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/4/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/4/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/27/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	474,247				
NET AREA	1,680	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		60.18	57,773	CONDITION ELEM	CD				
\$NLA(RCN)	\$282	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	960	1969	271.54	260,682	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	720	1969	187.53	135,018	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354	KITCHEN	A				
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463	BATHS	A				
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A				
				HEATING/COOL	2	HOT WATER	1.00														
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	1969 / 54		
																		COND	32 32 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	32	% GD	68
																		RCNLD	\$322,500		

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LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BETTENCOURT ANA M & JOHN A TRUSTEES & FRAGA RAUL G & MARIA J				56-52-0				268 HARWICH ROAD				
48 STEVENS STREET				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
LUDLOW, MA 01056												

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

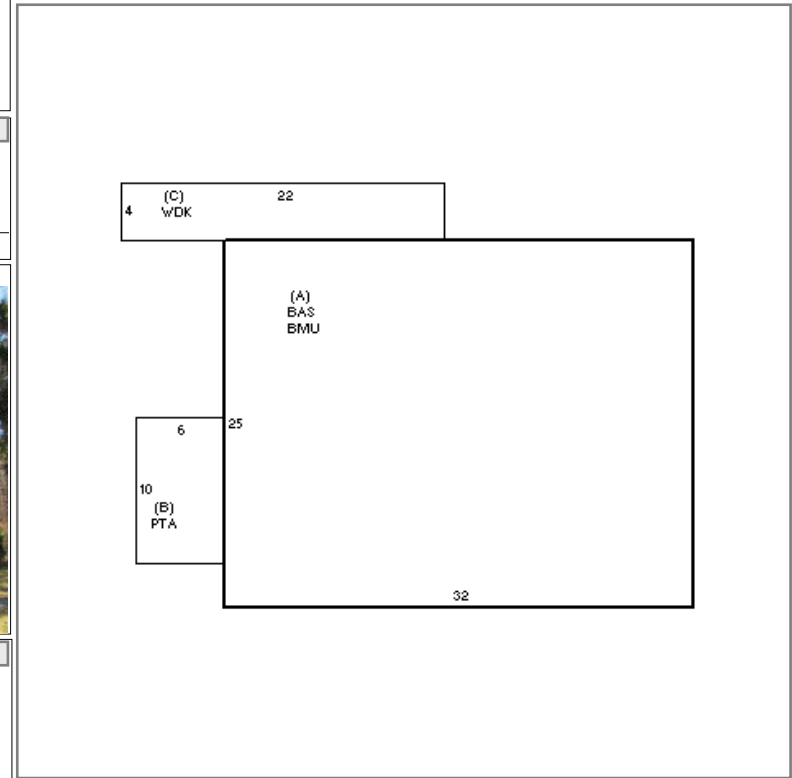
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	194,600	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/4/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/4/2019	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/27/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	286,122				
NET AREA	800	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BMU	N	BSMT UNFINISHED	800		59.19	47,351	CONDITION ELEM	CD				
\$NLA(RCN)	\$358	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	800	1969	276.33	221,061	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	60		19.63	1,178	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	88		37.24	3,278	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 1OP	1		7,255.20	7,255	BATHS	A				
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294	HEAT/ELEC	A				
				HEATING/COOL	5	ELECTRIC BB	1.00														
				FUEL SOURCE	3	ELECTRIC	0.95														
																		EFF.YR/AGE	1969 / 54		
																		COND	32 32 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	32	% GD	68
																		RCNLD	\$194,600		