

Key: 2995

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.173

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
FORD JOSEPH R 341 UNDERPASS ROAD BREWSTER, MA 02631				76-35-0				341-345 UNDERPASS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FORD JOSEPH R				04/21/2020	U	325,000	32843-343				
CONNORS STEPHEN P				07/05/2000	H	185,000	13113-099				
LISKA AMON R				07/06/1999	H		N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			341	1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
836	04/21/2020	15	SALE REVIEW	325,000	09/24/2019	JMG	100	100
1	09/26/2019	7	ALTERATIONS	2,000	07/13/2020	TCK	100	100
1043	01/02/2015	7	ALTERATIONS	7,500	05/11/2016	WFF	100	100
881	12/19/2014	7	ALTERATIONS	1,650	05/27/2015	MW	100	100
	10/27/2014	7	ALTERATIONS	6,000	05/27/2015	MW	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	56,192	13	1.00	A	1.00	A	1.00	197,280	1.06	A	1.00	RM2	0.90			268,610

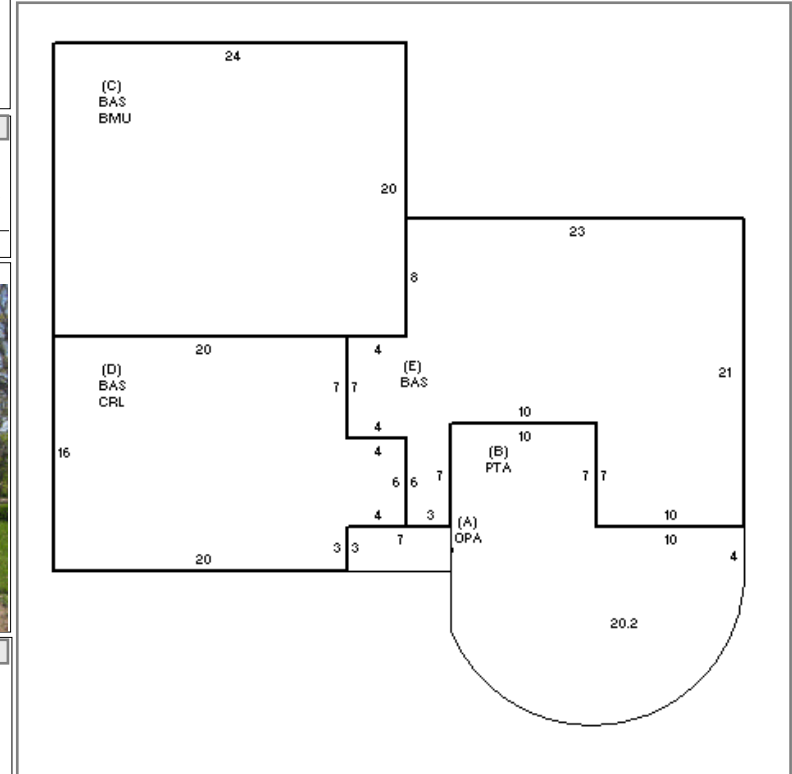
TOTAL	1.290 Acres	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	268,600	253,400
St Ind	AVERAGE		BUILDING	201,800	190,500			
Infl	AVERAGE		DETACHED	4,600	4,600			
			OTHER	67,300	63,500			
						TOTAL	542,300	512,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	25 0.75 10 X 12		120	21.39	1,900
SHF	A	1.00	25 0.75 10 X 12		120	21.39	1,900
PTD	A	1.00	25 0.75 10 X 10		100	10.35	800



BLDG COMMENTS

House # 341



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2019	JMG
MODEL	1		RESIDENTIAL	LIST	9/24/2019	JMG
STYLE	1	1.00	RANCH [100%]	REVIEW	9/24/2019	JMG
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	336,285															
NET AREA	1,265	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	OPA	N	OPEN PORCH	21		45.00	945																	
\$NLA(RCN)	\$266	OVERALL	1.000	EXT COVER	14	OTHER	1.00	B	PTA	N	PATIO	300		12.88	3,864																	
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	480		60.16	28,878																	
				ROOF COVER	1	ASPH/CMP SH	1.00	D	CRL	N	BSMT CRAWL	344		27.33	9,401																	
				FLOOR COVER	1	HARDWOOD	1.00					1,265	1953	221.85	280,641																	
				INT FINISH	3	WD PANEL	1.00	+	BAS	L	BASE AREA	1		6,873.30	6,873																	
				HEATING/COOL	2	HOT WATER	1.00		F11	O	FPL 1S 1OP	1		2,173.50	2,174																	
				FUEL SOURCE	1	OIL	1.00		ODS	O	OUTDOOR SHOWER	1																				
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>KITCHEN</td> <td>A</td> </tr> <tr> <td>BATHS</td> <td>A</td> </tr> <tr> <td>HEAT/ELEC</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	KITCHEN	A	BATHS	A	HEAT/ELEC	A			
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CAPACITY

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	\$3,510
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

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LEGAL

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FORD JOSEPH R 341 UNDERPASS ROAD BREWSTER, MA 02631				76-35-0				341-345 UNDERPASS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			345	2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

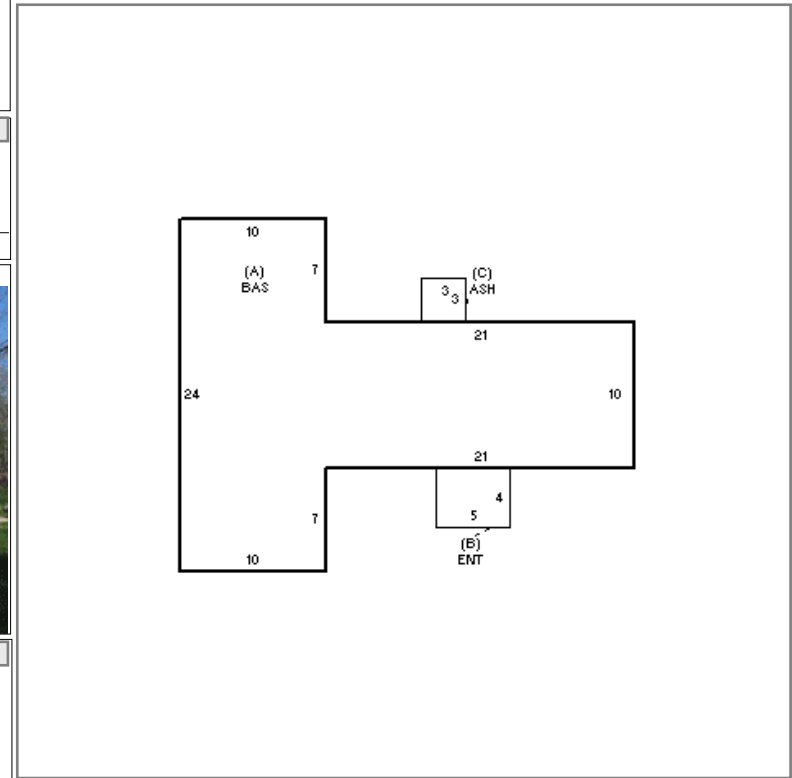
LAND

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
			LAND BUILDING DETACHED OTHER	67,300	
Nbhd	NOTE		TOTAL		
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2019	JMG
MODEL	1		RESIDENTIAL	LIST	9/24/2019	JMG
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	9/24/2019	JMG
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
Cottage # 345

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	112,108		
NET AREA	450	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	A	BAS	L	BASE AREA	450	1953	232.31	104,542	CONDITION ELEM	CD		
\$NLA(RCN)	\$249	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	B	ENT	N	ENCLOSED ENTRY	20		124.30	2,486	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	9		22.49	202	INTERIOR	F		
				ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		1,865.60	1,866	KITCHEN	F		
				FLOOR COVER	5	VINYL	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	7	FL/WALL UN	0.98												
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ																
STORIES		1	1.00																
ROOMS		4	1.00																
BEDROOMS		2	1.00																
BATHROOMS		1	1.00																
FIXTURES		3	\$3,013																
GARAGE SPACES		0	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		0	1.00																
# OF UNITS		1	1.00																
																EFF.YR/AGE	1933 / 90		
																COND	40 40 %		
																FUNC	0		
																ECON	0		
																DEPR	40 % GD 60		
																RCNLD	\$67,300		