

Key: 3055

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.248

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
USHER KEVIN M & LAURA E 631 TUBMAN ROAD BREWSTER, MA 02631		65-13-0		631 TUBMAN ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
USHER KEVIN M & LAURA E		04/14/1992	QS	157,000	7970-186

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	%
454	07/30/2003	7	ALTERATIONS	1,000			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	13	1.00	A	1.00	A	1.00	197,280	1.00	A	1.00	273,010
300	A	0.547	13	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00	5,910

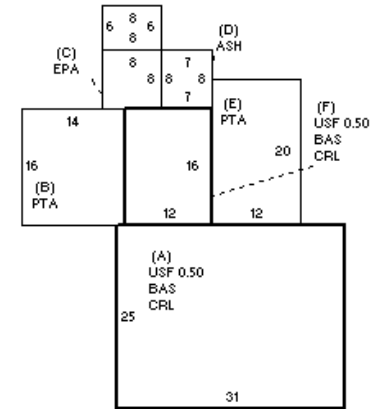
TOTAL	1.924 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	278,900	263,100			
St Ind	AVERAGE		BUILDING	251,800	237,800			
Infl	AVERAGE		DETACHED	0	300			
			OTHER	0	0			
			TOTAL	530,700	501,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
INFO @ DOOR (2/22/2021)



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/22/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/22/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1795	SIZE ADJ	1.000
NET AREA	1,451	DETAIL ADJ	1.000
\$NLA(RCN)	\$289	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,370	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT COVER	11	ASPHALT SH	0.96
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	775		27.73	21,494
+	BAS	L	BASE AREA	967	1795	260.90	252,286
+	USF	L	UPPER STORY FIN	484	1795	182.01	88,092
B	PTA	N	PATIO	224		14.02	3,141
C	EPA	N	ENCLOSED PORCH	64		102.56	6,564
D	ASH	N	ATT SHED	104		26.64	2,771
E	PTA	N	PATIO	240		14.02	3,365
F	CRL	N	BSMT CRAWL	192		29.76	5,713
	BMU	N	BSMT UNFINISHED	234		65.51	15,329
	F22	O	FPL 2S 2OP	1		12,222.60	12,223
	ODS	O	OUTDOOR SHOWER	1		2,366.70	2,367

TOTAL RCN	419,715
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$251,800