Key: 3059

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,253

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BURROWS THOMAS E &	66-95-0	735-731 TUBMAN ROAD
NELSON KATHLEEN A TRUSTEES		
BOX 1350		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BURROWS THOMAS E &	12/11/2001	N	350,000	14560-029
KUNDY JOHN S & MARY A	12/24/1985	XX		4857-234

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 3

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
618	08/06/2014	77	SOLAR PANELS	45,000	06/01/2015	MW	100	100
487	06/16/2014	7	ALTERATIONS	2,500	06/01/2015	MW	100	100
478	11/16/2009	5	OTHER	75,000	01/30/2013	MR	100	100
158	03/20/2008	3	OUT BUILDING	1,000	03/31/2009	JH	100	100
65	01/23/2007	2	ADD	75,000	02/28/2007	JH	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	RM3	0.90			273,010
300	A	1.196	13	1.00	A	1.00	A	1.00	10,800	1.00	A	1.00	RM3	0.90			12,920

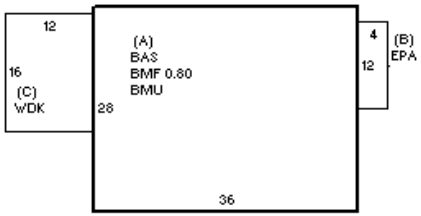
TOTAL	2.573 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE	Combined w/Lot 64-1 for FY 2010 - Plan Book 627/77 - -LAND SQ FT CORRECTED FOR F/Y 2003 PER PLAN 376/1-- LAND SQ FT CHANGED FOR F/Y 2004 PER AMENDED PLAN - PLAN BOOK 576/49		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	285,900	269,700
BUILDING	313,400	299,500
DETACHED	25,800	25,600
OTHER	592,500	563,000
TOTAL	**1,217,600**	**1,157,800**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	15	0.85	22X24	2005	528	28.49	12,800
DGF	-	0.90	50	0.50	20X30		600	25.64	7,700
SHF	G	1.20	10	0.90	12 X 16	2008	192	24.92	4,300
SHF	A	1.00	10	0.90	6X8	2012	48	22.94	1,000

PHOTO 03/02/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/2/2021	TCK
LIST	2/28/2007	JH
REVIEW	3/23/2021	MR

BLDG COMMENTS
BMF=OFFICE/BATH
2 SOLAR PANELS
GENERATOR
INFO @ DOOR (3/2/2021)

YEAR BLT	2002	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	1.000
$NLA(RCN)	$370	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
GARAGE SPACES	0	1.00
% BSMT FIN	80	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	3	RADIANT	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		56.46	56,915
A	BMF	N	BSMT FINISH	806		35.60	28,694
A	BAS	L	BASE AREA	1,008	2002	261.29	263,380
B	EPA	N	ENCLOSED PORCH	48		116.73	5,603
C	WDK	N	WOOD DECK	192		39.20	7,526
	GFP	O	GAS FIREPLACE	1		3,126.00	3,126

TOTAL RCN	373,044

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2002 / 21	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$313,400

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Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,254

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BURROWS THOMAS E & NELSON KATHLEEN A TRUSTEES BOX 1350 BREWSTER, MA 02631	66-95-0	735-731 TUBMAN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		2	2 of 3

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

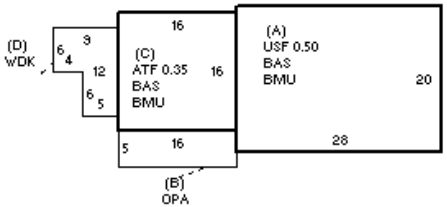
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	296,900	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/02/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/2/2021	TCK
LIST	3/2/2021	EST
REVIEW	3/23/2021	MR

BLDG COMMENTS

#735

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,096	DETAIL ADJ	1.000
$NLA(RCN)	$452	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$14,602
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	816		82.84	67,594
A	BAS	L	BASE AREA	560	1930	387.62	217,065
A	USF	L	UPPER STORY FIN	280	1930	260.76	73,012
B	OPA	N	OPEN PORCH	80		70.20	5,616
C	BAS	L	BASE AREA	256	2007	387.61	99,229
C	ATF	N	ATTIC FINISH	90		108.11	9,730
D	WDK	N	WOOD DECK	84		55.04	4,623
	ODS	O	OUTDOOR SHOWER	1		3,390.70	3,391

TOTAL RCN	494,862

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1948 / 75	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD		$296,900

Key: 3059

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,255

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BURROWS THOMAS E & NELSON KATHLEEN A TRUSTEES BOX 1350 BREWSTER, MA 02631	66-95-0	735-731 TUBMAN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		3	3 of 3

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

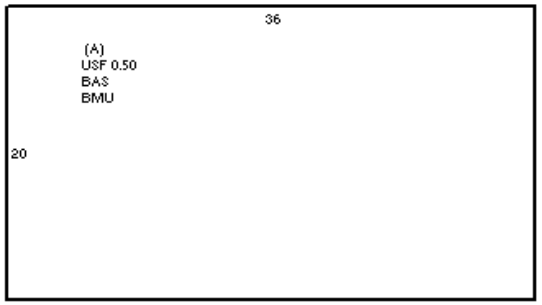
TOTAL		ZONING	FRNT
Nbhd		NOTE	
St Ind			
Infl			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	295,600	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/02/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/2/2021	TCK
LIST	2/28/2007	JH
REVIEW	3/23/2021	MR

BLDG COMMENTS

House # is 733
INFO @ DOOR (3/2/2021)

YEAR BLT	2004	SIZE ADJ	1.000
NET AREA	1,080	DETAIL ADJ	1.000
$NLA(RCN)	$322	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	2	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,173
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	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		66.67	47,999
A	BAS	L	BASE AREA	720	2004	311.23	224,086
A	USF	L	UPPER STORY FIN	360	2004	198.73	71,541

TOTAL RCN	347,799

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2004 / 19	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$295,600