Key: 3088

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,285

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SENCHUR BECKET GERALD P O BOX 950 BREWSTER, MA 02631	65-24-0	798 TUBMAN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SENCHUR BECKET GERALD	12/15/1994	QS	43,000	9482-296

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	%
275	07/08/2009	7	ALTERATIONS	6,650	04/21/2010	JH	100	100
167	04/29/1996	2	ADD	23,000	03/17/1997	BC	100	100
050	02/10/1995	5	OTHER	6,000	05/14/1996	JB	100	100
018	01/17/1995	5	OTHER	3,900	05/14/1996	JB	100	100

LAND

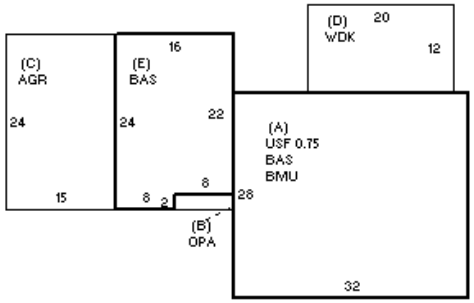
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,712	13 1.00	A 1.00	A 1.00	197,280	1.30	A 1.00	RM3 0.90			239,570

TOTAL	40,712 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	239,600	226,000
BUILDING	565,400	540,200
DETACHED	0	0
OTHER	0	0
TOTAL	**805,000**	**766,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/23/2021

BLDG COMMENTS

INFO @ DOOR (2/23/2021)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/23/2021	TCK
LIST	3/8/2007	JH
REVIEW	3/22/2021	MR

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,936	DETAIL ADJ	1.000
$NLA(RCN)	$348	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,828
GARAGE SPACES	1	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	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	2	DRYWALL	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
A	BMU	N	BSMT UNFINISHED	896		74.34	66,609
A	USF	L	UPPER STORY FIN	672	1994	231.65	155,668
B	OPA	N	OPEN PORCH	16		63.00	1,008
C	AGR	N	ATT GARAGE	360		52.13	18,768
D	WDK	N	WOOD DECK	240		49.39	11,854
+	BAS	L	BASE AREA	1,264	1994	310.59	392,586
	F21	O	FPL 2S 1OP	1		12,790.30	12,790
	GFP	O	GAS FIREPLACE	1		3,938.80	3,939

TOTAL RCN	673,049

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

EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$565,400