Key: 5360

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.578

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TUCKER MATTHEW M **28 COMMONS WAY** **BREWSTER, MA 02631**	**98-72-0**	**28 COMMONS WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TUCKER MATTHEW M	07/10/2014	QS	275,000	28255-258
MCDONALD PAUL A &	01/18/1996	A	100	10019-001

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	%
117	02/23/2016	7	ALTERATIONS	2,000	04/04/2017	NF	100	100
		5	OTHER		08/03/2015	MR	100	100
		12	CYCLICAL NON		05/15/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd		St Ind		Infl		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	17,400	13	1.00	13L	1.00	A	1.00	175,360	2.48	A	1.00	R07	0.80			173,820

TOTAL	17,400 SF	ZONING	RL	FRNT	0

Nbhd	NBHD 13
St Ind	COMMONS
Infl	AVERAGE

NOTE

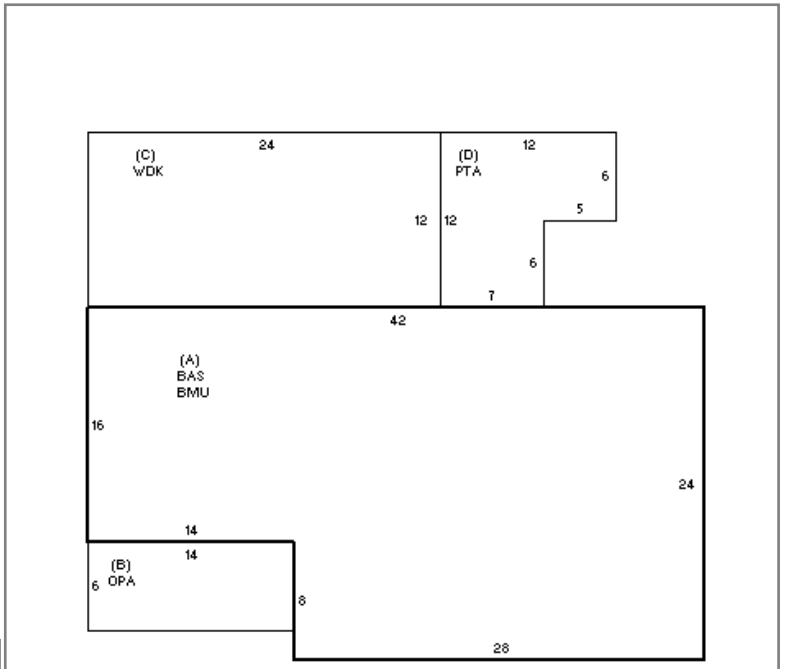
ASSESSED	CURRENT	PREVIOUS
LAND	173,800	164,000
BUILDING	281,800	269,100
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**456,800**	**434,300**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30	0.70	8X10		80	22.01	1,200

PHOTO 11/20/2020

BLDG COMMENTS



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	11/20/2020	TCK
LIST	11/20/2020	EST
REVIEW	2/4/2021	MR

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	896	DETAIL ADJ	1.000
$NLA(RCN)	$370	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
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	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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	896		59.00	52,864
A	BAS	L	BASE AREA	896	1972	276.08	247,368
B	OPA	N	OPEN PORCH	84		50.00	4,200
C	WDK	N	WOOD DECK	288		39.20	11,290
D	PTA	N	PATIO	114		15.90	1,813
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	331,487

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

EFF.YR/AGE	2003 / 20	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85

RCNLD	$281,800