Key: 5393

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,611

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CAMPBELL JAMES J JR 1084 LONG POND ROAD BREWSTER, MA 02631	85-121-0	1084 LONG POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CAMPBELL JAMES J JR	08/03/2018	U	300,000	31446-108
TIVNAN PAUL A TRUSTEE	05/27/2011	F	100	25476-52
TIVNAN PAUL J & DOROTHY E	12/11/1978	XX	45,000	2837-243

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

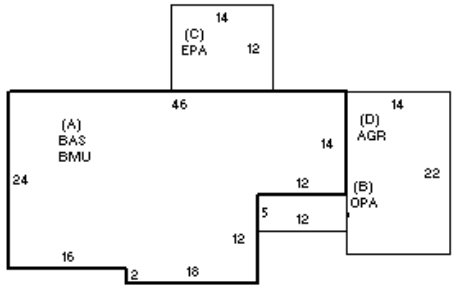
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
811	10/15/2022	7	ALTERATIONS	20,000	03/30/2023	TCK	100	100
	08/03/2018	15	SALE REVIEW	300,000	05/03/2019	JMG	100	100
968	11/12/2013	7	ALTERATIONS	2,400	08/19/2014	RJM	100	100
534	06/24/2013	77	SOLAR PANELS	20,300	08/19/2014	RJM	100	100
		12	CYCLICAL NON		03/26/2013	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	23,605	13 1.00	A 1.00	A 1.00	197,280	1.94	A 1.00	RM2 0.90			207,460

TOTAL	23,605 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	207,500	195,700
BUILDING	257,200	246,200
DETACHED	0	0
OTHER	0	0
TOTAL	**464,700**	**441,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/30/2023

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	2/25/2021	TCK
LIST	2/25/2021	EST
REVIEW	4/11/2023	EMZ

BLDG COMMENTS

16 SOLAR PANELS

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,020	DETAIL ADJ	1.000
$NLA(RCN)	$345	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,410
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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,020		53.64	54,712
A	BAS	L	BASE AREA	1,020	1972	248.23	253,190
B	OPA	N	OPEN PORCH	60		47.50	2,850
C	EPA	N	ENCLOSED PORCH	168		72.65	12,206
D	AGR	N	ATT GARAGE	308		40.13	12,359
	F11	O	FPL 1S 1OP	1		7,255.20	7,255
	ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN	352,276

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

EFF.YR/AGE	1979 / 44	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$257,200