

Key: 5751

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.970

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BREWSTER SPORTSMANS CLUB PO BOX 30 BREWSTER, MA 02631				55-141-0				280 TUBMAN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BREWSTER SPORTSMANS CLUB				04/21/1981	XX		3272-131				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9580	100	RECREATION. ACTIVE U				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
780	02/28/2024	20	3ABC					0
	02/23/2023	20	3ABC					0
	10/18/2022	7	ALTERATIONS	5,000	05/24/2024	PJK	100	100
	02/28/2022	20	3ABC					0
	03/01/2021	20	3ABC					0

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	12	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	303,350
300	A	12,323	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	147,880

TOTAL	13.700 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	451,200	425,400			
St Ind	AVERAGE		BUILDING	195,800	186,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	647,000	611,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



(A)
BAS
BMU

30

80

BUILDING	CD	ADJ	DESC	MEASURE	4/30/1990	RD
MODEL	5		CIM	LIST		
STYLE	71	1.01	CLUB/LODGE/HALL [100%]	REVIEW	8/7/2019	EMZ
QUALITY	-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
BREWSTER SPORTSMAN CLUB

YEAR BLT	1971	SIZE ADJ	0.965	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,800	DETAIL ADJ	0.979	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	2,400		24.83	59,580
\$NLA(RCN)	\$62	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	2,400	1971	71.24	170,985
				ROOF SHAPE	1	GABLE	1.00		BMF	L	BSMT FIN	2,400	1971	27.55	66,109
				ROOF COVER	1	ASPH/CMP SHNGL	1.00								
				FLOOR COVER	2	SOFTWOOD	0.95								
				INT. FINISH	3	WOOD PANEL	1.05								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	296,674
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
EFF.YR/AGE 1980 / 43	
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$195,800