

Key: 5752

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.971

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SCAPELLATI LISA 298 TUBMAN ROAD BREWSTER, MA 02631				55-140-0				298 TUBMAN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCAPELLATI LISA				10/23/2020	QS	430,050	33392-93				
WITHERELL DONALD E & DENI				09/25/2020	F	100	33298-88				
WITHERELL DONALD E				02/03/2009	DC		23417-205				

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	%
23-54	02/24/2023	7	ALTERATIONS	9,750	07/05/2024	TCK	100	100
337	04/13/2021	7	ALTERATIONS	5,900	05/03/2022	TCK	100	100
	10/23/2020	16	MLS REVIEW	430,050	03/17/2021	JMG	100	100
1116	12/24/2013	5	OTHER	2,500	08/14/2014	RJM	100	100
900	10/22/2013	2	ADD	60,000	06/01/2015	MW	100	100

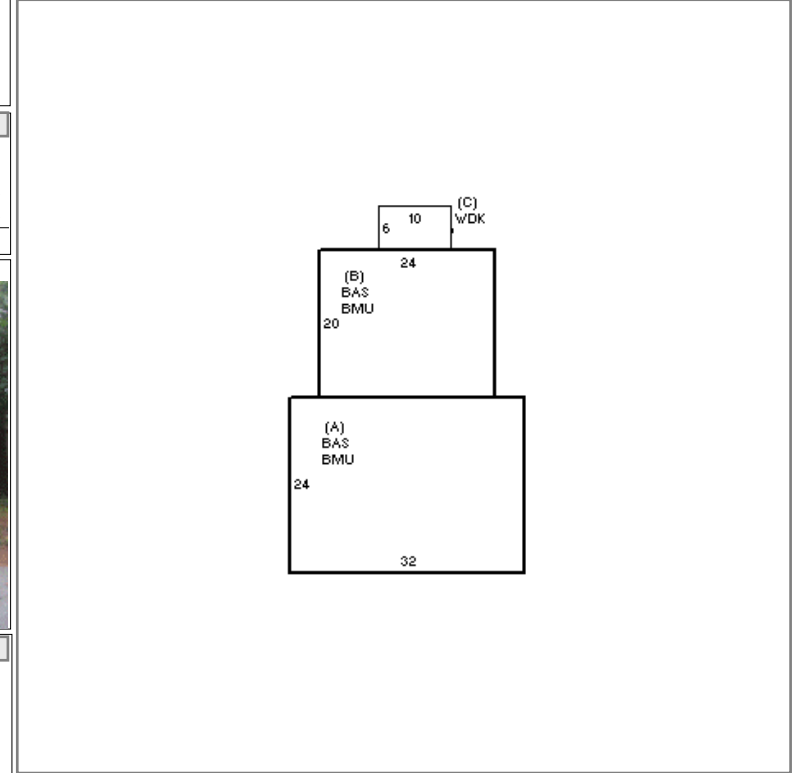
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	47,248	12 1.00	A 1.00	A 1.00	219,200	1.18	A 1.00	RM3 1.00			279,770

TOTAL	1.085 Acres		ZONING	RM	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		NOTE FY22 Adjust SF per Plan Bk 497 Pg 40	LAND	279,800	263,900				
St Ind	AVERAGE			BUILDING	309,800	296,400				
Infl	AVERAGE			DETACHED	4,900	4,900				
				OTHER	0	0				
TOTAL				594,500	565,200					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	14X22		308	31.80	4,900



BLDG COMMENTS  
PULL DOWN STAIRS TO ATTIC



BUILDING	CD	ADJ	DESC	MEASURE	3/26/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/26/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	7/25/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1943	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	397,167
NET AREA	1,248	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BMU	N	BSMT UNFINISHED	1,248		55.97	69,850		
\$NLA(RCN)	\$318	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	768	1943	253.90	194,991		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	480	2013	253.90	121,870		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	60		40.38	2,423		
				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										

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	\$8,034
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

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

EFF.YR/AGE	1989 / 34	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78

RCNLD	\$309,800
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