

Key: 5760

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.980

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
LOCKARD LINDA LEVERETTE 401 TUBMAN ROAD BREWSTER, MA 02631		55-58-0		401 TUBMAN ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LOCKARD LINDA LEVERETTE		11/17/2006	ML	21529-302	
LOCKARD W DUANE		06/08/1988	ML	6296-256	
LOCKARD W DUANE & BEVERLY		10/07/1967	XX	1386-349	

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 %
6		13	SPLIT/SUB/LA				100 100

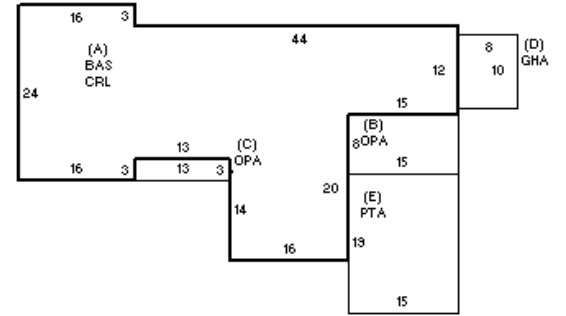
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	41,904	12	1.00	A	1.00	A	1.00	219,200	1.27	A	1.00	RM3	1.00		268,430
300	A	6,495	12	1.00	A	1.00	A	1.00	1,800	1.00	CRP	0.15	RM3	1.00		11,690

TOTAL	7.457 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N Conservation Restriction in Perpetuity to Brewster O Conservation Trust -- Book 22382/1 -- 10/3/07cc -- small T portion (Parcel A) divided off and sold to abutter M35 E Parcel 27-2 for FY 09 per Plan Book 615/98 & Book 21814/44				LAND	280,100	264,300
St Ind	AVERAGE					BUILDING	232,000	219,100
Infl	AVERAGE					DETACHED	6,700	6,600
						OTHER	0	0
						TOTAL	518,800	490,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 12X22		264	36.79	4,900
SHF	A	1.00	50 0.50 8X22		176	20.77	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/29/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/29/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	12/27/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
PULL DOWN STAIRS TO ATTIC

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	386,628
NET AREA	1,310	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	1,310		24.68	32,334	CONDITION ELEM	CD
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,310	1949	246.50	322,915	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	159		50.00	7,950	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	D	GHA	N	ATT GREENHOUSE	80		48.93	3,914	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	E	PTA	N	PATIO	285		14.31	4,078	BATHS	A
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$7,800														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	1949 / 74
																COND	40 40 %
																FUNC	0
																ECON	0
																DEPR	40 % GD 60
																RCNLD	\$232,000