

Key: 5822

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.043

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
REDIHAN JOHN C 400 TUBMAN ROAD BREWSTER, MA 02631		55-138-0		400 TUBMAN ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
REDIHAN JOHN C		09/24/2010	F		24852-153
REDIHAN JOHN C TRUSTEE		04/23/2009	QS	639,000	23633-302
BELL CATHERINE H		09/10/1982	XX		3554-082

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	84	MULTI-USE RES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-96	02/03/2023	7	ALTERATIONS	4,100	05/24/2024	PJK	100	100

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	RC	0.85	186,320	1.00	A	1.00	RM3	1.00	257,850
300	A	8,753	12	1.00	A	1.00	RC	0.85	10,200	1.00	A	1.00	RM3	1.00	89,280
350	A	4,770	12	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	10,020

TOTAL	14.900 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE Acreage changed FY 2004 to reflect new mapping	LAND	357,200	336,900			
St Ind	AVERAGE		BUILDING	302,200	285,500			
Infl	MIXED		DETACHED	0	0			
			OTHER	84,300	80,200			
			TOTAL	743,700	702,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/24/2008	JH
MODEL	1		RESIDENTIAL	LIST	4/24/2008	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/13/2008	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

(B) WDK 15

8

(A) USF 0.50
BAS
BMU

26

32

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,248	DETAIL ADJ	1.000
\$NLA(RCN)	\$319	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,190
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	6	SALTBOX	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	832		61.95	51,542
A	BAS	L	BASE AREA	832	1981	289.88	241,184
A	USF	L	UPPER STORY FIN	416	1981	195.01	81,124
B	WDK	N	WOOD DECK	120		41.16	4,939
	F21	O	FPL 2S 10P	1		10,658.60	10,659

TOTAL RCN	397,638
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$302,200

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
REDIHAN JOHN C 400 TUBMAN ROAD BREWSTER, MA 02631				55-138-0				400 TUBMAN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0130	84	MULTI-USE RES					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

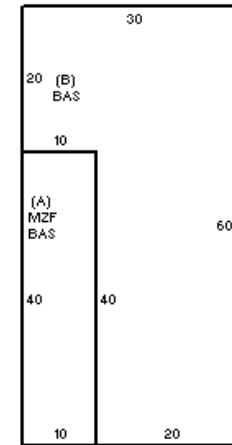
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND BUILDING DETACHED OTHER TOTAL	84,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/24/2008	JH
MODEL	6		CIM-6	LIST	4/24/2008	EST
STYLE	56	0.99	WAREHOUSE [100%]	REVIEW	5/13/2008	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MZF=EST

G

YEAR BLT	1981	SIZE ADJ	1.350	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	120,417
NET AREA	1,800	DETAIL ADJ	0.810	FOUNDATION	2	SLAB	1.00	A	BAS	L	BAS AREA	400	1981	61.46	24,582	CONDITION ELEM	CD
\$NLA(RCN)	\$67	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	MZF	N	FIN MEZ	400		24.50	9,798	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	1,400	1981	61.46	86,037	INTERIOR	A
STORIES		1	1.00	ROOF COVER	1	ASPH/CMP SHNGL	1.00										
% HEATED		0	.92	FLOOR COVER	9	CONCRETE	0.95										
% AIR COND		0	1.00	INT. FINISH	6	MINIMUM	0.95										
% SPRINKLERS		0	1.00	HEATING/COOL	13	NONE	1.00										
				FUEL SOURCE	8	NONE	1.00										
																EFF.YR/AGE	1984 / 39
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$84,300