Key: 5947

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,171

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
REISNER JUDITH E 251 TUBMAN ROAD BREWSTER, MA 02631	55-21-0	251 TUBMAN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
REISNER JUDITH E	08/04/2014	H	1	28304-33
REISNER ROBERT E & JUDITH	07/24/1990	QS	115,000	7235-097

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	%
938	11/12/2015	7	ALTERATIONS	2,000	03/03/2017	NF	100	100
676	11/18/2011	7	ALTERATIONS	6,000	03/15/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,900	12 1.00	A 1.00	A 1.00	219,200	1.45	A 1.00	RM3 1.00			254,190

TOTAL	34,900 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 12
St Ind	AVERAGE
Infl	AVERAGE

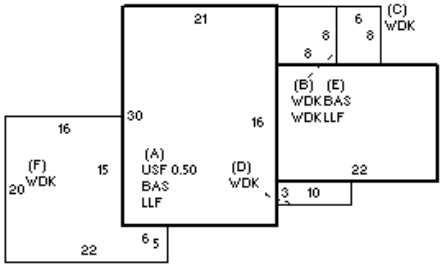
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	254,200	239,800
BUILDING	403,900	386,800
DETACHED	18,000	17,900
OTHER	0	0
TOTAL	**676,100**	**644,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A 1.00	50 0.50	23X32		736	18.30	6,700
FND	A 1.00	50 0.50			1	22,544.80	11,300

PHOTO 03/03/2017



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/3/2017	NF
LIST	1/17/2008	EST
REVIEW	4/11/2017	TD

BLDG COMMENTS

INLAW APT

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,279	DETAIL ADJ	0.950
$NLA(RCN)	$253	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$10,685
GARAGE SPACES	0	1.00
% BSMT FIN	50	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	2	.95

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WD SHINGLE	1.01
FLOOR COVER	2	SOFTWOOD	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
+	LLF	L	LOWER LEVEL FIN	982	1970	149.51	146,822
+	BAS	L	BASE AREA	982	1970	312.60	306,969
A	USF	L	UPPER STORY FIN	315	1970	218.08	68,694
+	WDK	N	WOOD DECK	556		46.03	25,591
	F21	O	FPL 2S 1OP	1		12,546.60	12,547
	KIT	O	XTRA KITCHEN	1		2,682.10	2,682
	ODS	O	OUTDOOR SHOWER	1		2,984.90	2,985

TOTAL RCN	576,976

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

EFF.YR/AGE	1973 / 50		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD	$403,900		