Key: 5963

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,189

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MADANSKY DEBORAH L TRUSTEE 179 TUBMAN ROAD BREWSTER, MA 02631	55-1-0	179 TUBMAN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MADANSKY DEBORAH L TRUSTE	07/27/2022	F	1	35271-294
MADANSKY DEBORAH L	04/14/2022	QS	815,000	35049-322
HOPKINS RACHEL & BAKER PE	09/10/2019	QS	477,500	32284-108

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	%
23-83	01/25/2023	7	ALTERATIONS	3,300	07/05/2024	TCK	100	100
	04/14/2022	15	SALE REVIEW	815,000	05/08/2023	JMG	100	100
974	11/04/2019	7	ALTERATIONS	2,500	07/16/2020	NF	100	100
		14	CYCLICAL GRO		03/22/2019	NF	100	100
572	10/01/2004	7	ALTERATIONS	7,700			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,300	12 1.00	A 1.00	A 1.00	219,200	2.03	A 1.00	RM3 1.00			227,580

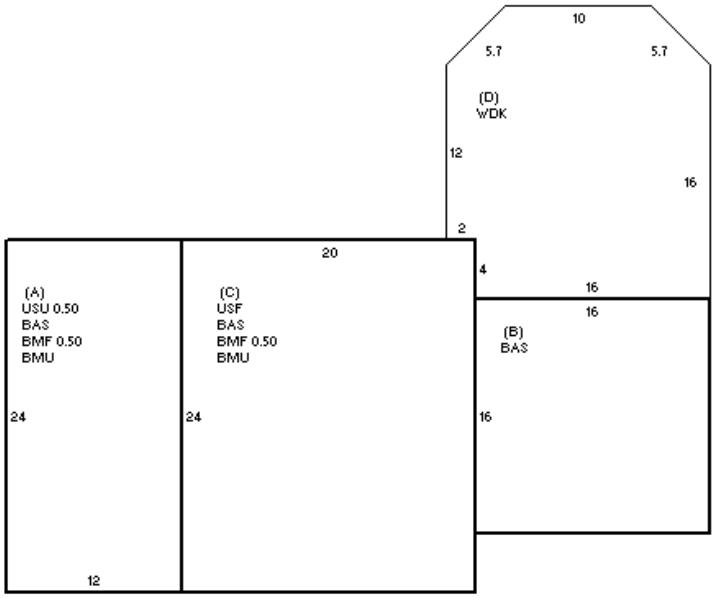
TOTAL	22,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE	Drainage Easement Plan Bk 431 Pg 84		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	227,600	214,700
BUILDING	491,000	463,700
DETACHED	2,900	2,900
OTHER	0	0
TOTAL	**721,500**	**681,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X12	2013	120	21.39	2,300
SHF	A 1.00	50 0.50	7X8	2009	56	22.01	600

PHOTO 07/05/2024



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/22/2019	NF
LIST	3/22/2019	EST
REVIEW	7/25/2024	EMZ

BLDG COMMENTS

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,504	DETAIL ADJ	1.000
$NLA(RCN)	$363	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,266
GARAGE SPACES	0	1.00
% BSMT FIN	50	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	768		74.02	56,845
+	BMF	N	BSMT FINISH	384		47.92	18,401
A	USU	N	UPPER STORY UNF	144		67.04	9,654
+	BAS	L	BASE AREA	1,024	1981	310.41	317,863
C	USF	L	UPPER STORY FIN	480	1981	220.64	105,908
D	WDK	N	WOOD DECK	336		46.57	15,647
	F11	O	FPL 1S 1OP	1		9,072.80	9,073
	ODS	O	OUTDOOR SHOWER	1		2,869.00	2,869

TOTAL RCN	545,525

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

EFF.YR/AGE	2012 / 11	
COND	11 11 %	
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$491,000