Key: 5970

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,196

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TUBMAN PHILIP C TRUSTEE THE TUBMAN FAMILY TRUST 90 GRIFFITHS POND ROAD BREWSTER, MA 02631	54-10-0	90 GRIFFITHS POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TUBMAN PHILIP C TRUSTEE	05/02/2019	DC		26338-132
TUBMAN PHILIP C & DIANNE	05/17/2012	F	1	26338-132
TUBMAN PHILIP C	04/24/1965	XX		1303-99

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	%
		30	ABATEMENT RE		11/20/2023	JMG	100	100
526	06/13/2016	77	SOLAR PANELS	22,000	03/03/2017	NF	100	100
48	01/24/2002	5	OTHER	6,500	02/06/2002	LB	100	100
527	09/04/2001	5	OTHER	5,100	02/06/2002	LB	100	100
147	03/28/2001	1	NEW CONSTRUC	165,000	02/06/2002	LB	100	100

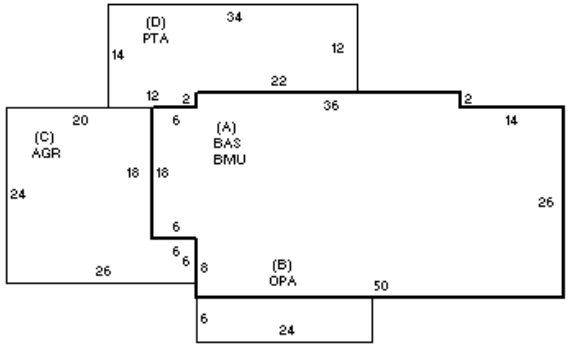
* -- Previous value excludes abatement.

LAND

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	A	1.00	316,744	1.00	15	0.85	PF3	1.70			438,340
300	A	0.179	12	1.00	A	1.00	A	1.00	20,400	1.00	A	1.00	PF3	1.70			3,650

TOTAL	1.556 Acres	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE	Utility Easement Bk 29486 Pg 304 T=Powerlines/Slope/Easement		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	442,000	441,400
BUILDING	431,100	414,400
DETACHED	0	0
OTHER	0	0
TOTAL	**873,100**	**855,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/03/2017

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/20/2023	JMG
LIST	11/20/2023	JMG
REVIEW	11/20/2023	JMG

BLDG COMMENTS

34 SOLAR PANELS

YEAR BLT	2003	SIZE ADJ	1.000
NET AREA	1,480	DETAIL ADJ	1.000
$NLA(RCN)	$343	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,712
GARAGE SPACES	4	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	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
A	BMU	N	BSMT UNFINISHED	1,480		54.21	80,226
A	BAS	L	BASE AREA	1,480	2003	248.82	368,250
B	OPA	N	OPEN PORCH	144		51.50	7,416
C	AGR	N	ATT GARAGE	516		39.95	20,617
D	PTA	N	PATIO	432		13.10	5,660
	BMG	O	BSMT GARAGE	2		3,186.30	6,373
	F11	O	FPL 1S 1OP	1		7,866.10	7,866

TOTAL RCN	507,119
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2003 / 20		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$431,100