

Key: 5985

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.209

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
THIBODEAU RONALD P & NICKERSON MARY ANN (LIFE EST) 98 RUN HILL ROAD BREWSTER, MA 02631				35-35-0				98 RUN HILL ROAD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				THIBODEAU RONALD P & THIBODEAU RONALD P & THIBODEAU RONALD & MARY E				02/21/2013 02/21/2013 06/17/1983	F F XX	27149-314 27149-311 3773-170			
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	51,836	12 1.00	A 1.00	A 1.00	219,200	1.11	A 1.00	RM3 1.00			289,410	

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 %
849	09/27/2019	7	ALTERATIONS	1,500	07/08/2020	MR	100 100
366	07/01/1998	3	OUT BUILDING	1,650			100 100

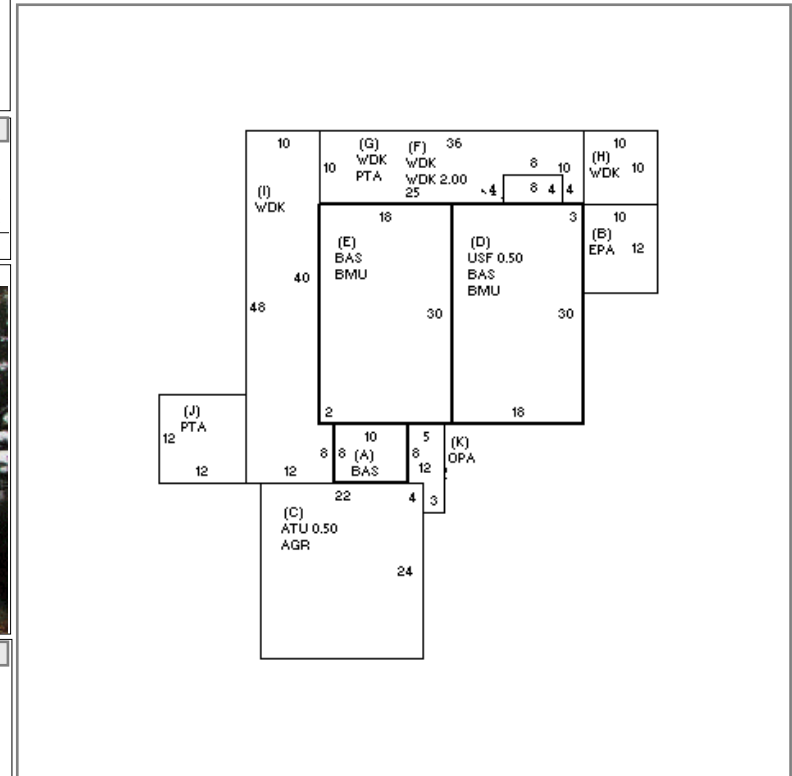
TOTAL	1.190 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	289,400	273,000
St Ind	AVERAGE		LAND	406,200	388,600			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
						<b>TOTAL</b>	<b>697,400</b>	<b>663,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	10X12	1990	120	21.39	1,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/15/2018	NF
MODEL	1		RESIDENTIAL	LIST	1/4/2008	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	7/20/2020	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,430	DETAIL ADJ	1.000
\$NLA(RCN)	\$379	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,793	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
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
+	BAS	L	BASE AREA	1,160	1984	265.32	307,771
B	EPA	N	ENCLOSED PORCH	120		84.12	10,095
C	AGR	N	ATT GARAGE	528		40.54	21,403
C	ATU	N	ATTIC UNF	264		55.80	14,732
+	BMU	N	BSMT UNFINISHED	1,080		59.00	63,724
D	USF	L	UPPER STORY FIN	270	1984	194.08	52,402
+	WDK	N	WOOD DECK	1,020		40.96	41,783
G	PTA	N	PATIO	328		14.12	4,633
J	PTA	N	PATIO	144		16.62	2,393
K	OPA	N	OPEN PORCH	52		52.25	2,717
F21	O	FPL 2S 1OP		1		10,607.80	10,608
ODS	O	OUTDOOR SHOWER		1		2,523.70	2,524

TOTAL RCN	541,577
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1984 / 39
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$406,200