

Key: 640

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 662

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BLANCHARD MARGARET E C/O JB BLANCHARD 40 DUNE ROAD BREWSTER, MA 02631				79-56-0				40 DUNE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLANCHARD MARGARET E				04/29/1988	XX		6236-174				

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	%
NP 360 97	06/10/2002 02/15/2002	14 12 7 2	CYCLICAL GRO CYCLICAL NON ALTERATIONS ADD	19,000 145,000	11/10/2020 09/24/2007 04/16/2003 04/16/2003	NF JH TN TN	100 100 100 100	100 100 100 100

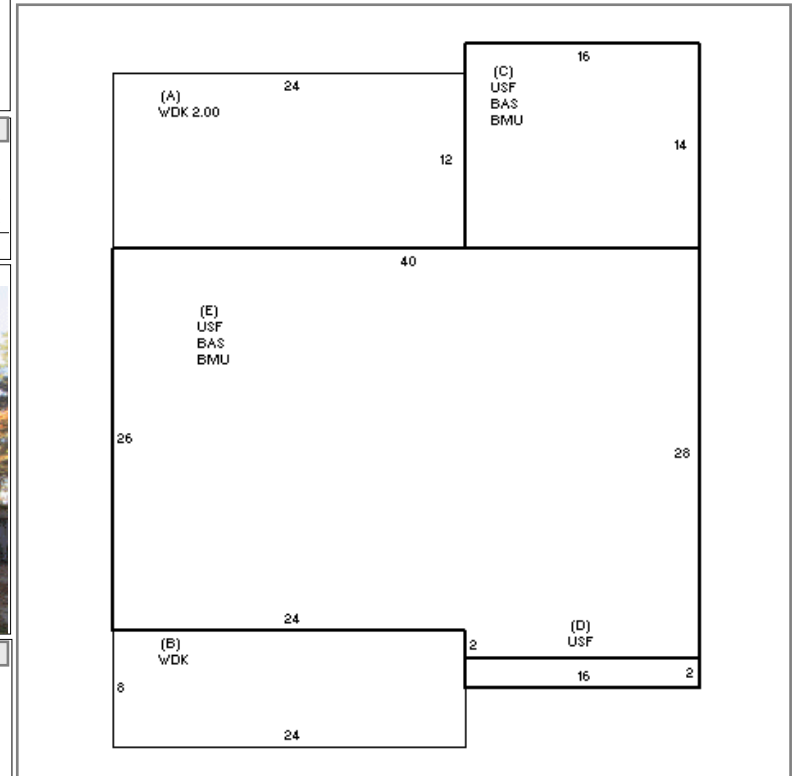
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,039	5	1.00	A	1,139,840	2.66	A	1.00	BGD	5.20	1,115,970

TOTAL	16,039 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	1,116,000	1,052,800			
St Ind	AVERAGE		BUILDING	761,000	718,800			
Infl	AVERAGE		DETACHED	500	500			
			OTHER	0	0			
			TOTAL	1,877,500	1,772,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 4X8		32	22.94	500



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/10/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/10/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/6/2021	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	0.990
NET AREA	2,624	DETAIL ADJ	1.000
\$NLA(RCN)	\$363	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	\$18,590	
GARAGE SPACES	1	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	2	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	768		55.50	42,621
+	BMU	N	BSMT UNFINISHED	1,296		76.93	99,698
C	BAS	L	BASE AREA	224	2002	348.97	78,169
C	USF	L	UPPER STORY FIN	224	2002	239.03	53,542
+	USF	L	UPPER STORY FIN	1,104	1986	239.03	263,885
E	BAS	L	BASE AREA	1,072	1986	348.97	374,096
	BMG	O	BSMT GARAGE	1		6,295.60	6,296
	F21	O	FPL 2S 1OP	1		14,370.80	14,371

TOTAL RCN	951,267
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$761,000