

Key: 6419

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.651

LEGALLAND

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|-------------------|--------------|
| DUBOIS FRANCIS JOSEPH 43 STURBRIDGE WAY BREWSTER, MA 02631 | | 13-32-0 | | 43 STURBRIDGE WAY | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| DUBOIS FRANCIS JOSEPH | | 07/09/1991 | QS | 100 | (123832) |

| 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 % |
| 24-616 | 07/11/2024 | 7 | ALTERATIONS | 17,700 | | | 0 0 |
| 706 | 09/20/2022 | 77 | SOLAR PANELS | 9,636 | 03/24/2023 | TCK | 100 100 |
| | | 14 | CYCLICAL GRO | | 11/14/2017 | NF | 100 100 |
| 747 | 09/09/2013 | 3 | OUT BUILDING | 2,000 | 08/12/2014 | RJM | 100 100 |
| 369 | 05/01/2013 | 7 | ALTERATIONS | 11,000 | 08/12/2014 | RJM | 100 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|-----------------|----------|------|------|------|----------|------------|-----------|
| 100 | S | 21,065 | 12 | 1.00 | 12S 1.00 A 1.00 | 197,280 | 2.12 | 10 | 0.90 | R03 1.00 | | 202,710 |

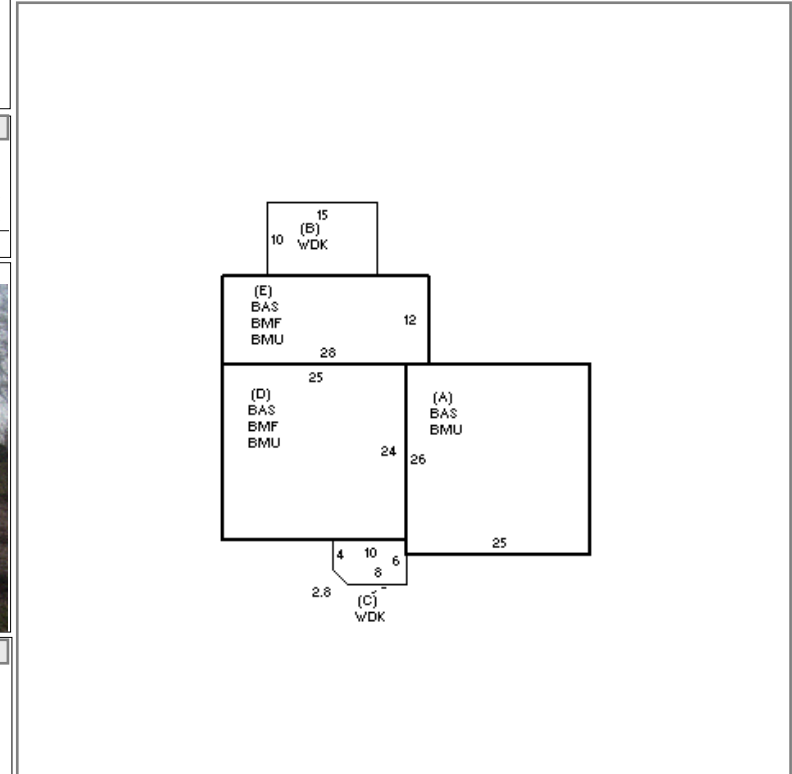
| TOTAL | 21,065 SF | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|------------|-----------------------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 12 | NOTE T=POWER LINES | | | | LAND | 202,700 | 191,200 |
| St Ind | STURBRIDGE | | LAND | 413,200 | 395,100 | | | |
| Infl | AVERAGE | | DETACHED | 1,600 | 1,600 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 617,500 | 587,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8X10 | 2013 | 80 | 22.01 | 1,600 |



BLDG COMMENTS

PULL DOWN ATTIC
BMF=FR/OFFICE
12 SOLAR PANELS



DETACHED

| BUILDING | CD | ADJ | DESC | MEASURE | 11/9/2017 | NF |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/14/2017 | NF |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 4/10/2023 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1981 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 529,699 |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,586 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,586 | | 52.63 | 83,468 | | |
| \$NLA(RCN) | \$334 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | BAS | L | BASE AREA | 1,250 | 1981 | 241.57 | 301,963 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 208 | | 39.20 | 8,154 | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | BMF | N | BSMT FINISH | 936 | | 35.60 | 33,322 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | BAS | L | BASE AREA | 336 | 2004 | 241.57 | 81,168 | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | BMG | O | BSMT GARAGE | 2 | | 3,093.50 | 6,187 | | |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | F11 | O | FPL 1S 10P | 1 | | 7,637.00 | 7,637 | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | G |
| | | | | | | | | | | | | | | | | INTERIOR | A |
| | | | | | | | | | | | | | | | | KITCHEN | A |
| | | | | | | | | | | | | | | | | BATHS | A |
| | | | | | | | | | | | | | | | | HEAT/ELEC | A |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1989 / 34 |
| | | | | | | | | | | | | | | | | COND | 22 22 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 22 % GD 78 |
| | | | | | | | | | | | | | | | | RCNLD | \$413,200 |