Key: 6445

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,676

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BRUNELLE DUSTIN J 725 BRACKETT ROAD EASTHAM, MA 02642	13-68-0	26 STAFFORD TERRACE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BRUNELLE DUSTIN J	01/27/2016	QS	287,000	(208627)
RUNYAN MICHAEL R & NANCY	08/11/2006	QS	365,000	(180840)
RUFFO JOHN G & SUSAN J	11/02/1998	QS	127,000	(150736)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

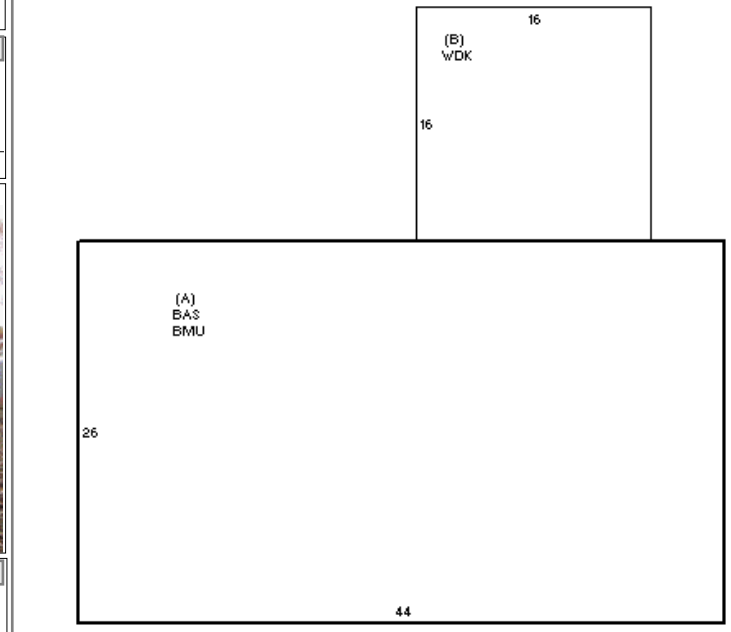
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
435	07/26/2000	7	ALTERATIONS	3,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,735	12 1.00	12S 1.00	A 1.00	219,200	2.70	A 1.00	R03 1.00			213,900

TOTAL	15,735 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	STURBRIDGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	213,900	201,800
BUILDING	275,800	264,300
DETACHED	400	400
OTHER	0	0
TOTAL	**490,100**	**466,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	80 0.20	8X12		96	22.01	400

PHOTO 11/09/2017

BLDG COMMENTS

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	11/9/2017	NF
LIST	2/6/2008	REO
REVIEW	12/13/2017	TD

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$335	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,400
GARAGE SPACES	0	1.00
% BSMT FIN	0	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	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		56.46	64,594
A	BAS	L	BASE AREA	1,144	1978	253.90	290,456
B	WDK	N	WOOD DECK	256		39.20	10,035
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	383,122

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1978 / 45		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			$275,800