Key: 6606

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,831

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BENTLEY JOAN RUTH 103 SHEPARD ROAD STURBRIDGE, MA 01566	12-68-0	36 SEAMANS LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BENTLEY JOAN RUTH	01/30/1997	A	100	10591-076
BENTLEY JOAN R &BENTLEY R	12/16/1991	QS	77,000	7796-052
LAFORGE W SCOTT & SARA JO	06/06/1991	QS	50,000	7560-001

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

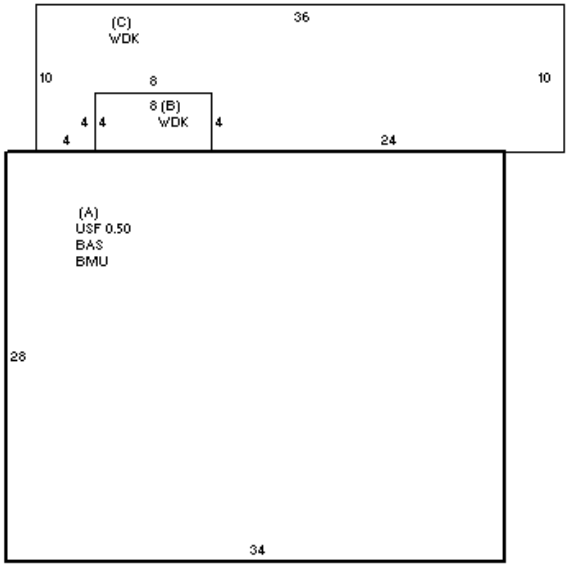
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
388	05/30/2007	7	ALTERATIONS	4,000	07/18/2008	DHT	100	100
125	02/28/2002	7	ALTERATIONS	20,000			100	100
355	12/12/1991	1	NEW CONSTRUC	70,000	04/01/1994		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,340	12 1.00	A 1.00	A 1.00	372,640	2.76	A 1.00	PF3 1.70			362,080

TOTAL	15,340 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	362,100	341,600
BUILDING	355,500	335,600
DETACHED	0	0
OTHER	0	0
TOTAL	**717,600**	**677,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/15/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/15/2017	NF
LIST	11/15/2017	EST
REVIEW	12/14/2017	TD

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$315	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,095
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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	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	952		61.95	58,976
A	BAS	L	BASE AREA	952	1991	279.53	266,113
A	USF	L	UPPER STORY FIN	476	1991	195.01	92,825
+	WDK	N	WOOD DECK	360		41.16	14,818
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	450,022

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

EFF.YR/AGE	1991 / 32	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$355,500