Key: 6802

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,029

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BLANCHARD CHARLES W JR 680 GREAT FIELDS ROAD BREWSTER, MA 02631	52-56-0	680 GREAT FIELDS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BLANCHARD CHARLES W JR	09/20/1994	A	100	(135036)

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	%
	10/15/2018	30	ABATEMENT RE		10/15/2018	JMG	100	100
		14	CYCLICAL GRO		09/13/2017	NF	100	100
256	05/15/1998	7	ALTERATIONS	7,000			100	100
397	08/07/1996	3	OUT BUILDING	2,740			100	100
67	03/12/1992	2	ADD	35,000	01/01/1995	RD	100	100

LAND

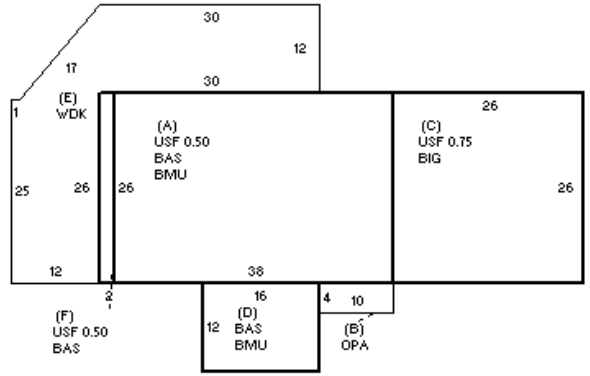
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	14 1.00	A 1.00	A 1.00	197,280	1.00	A 1.00	RM3 0.90			273,010
300	A	0.103	14 1.00	A 1.00	A 1.00	10,800	1.00	A 1.00	RM3 0.90			1,110

TOTAL 1.480 Acres | ZONING RM | FRNT 0

Nbhd	NBHD 14
St Ind	AVERAGE
Infl	AVERAGE

NOTE

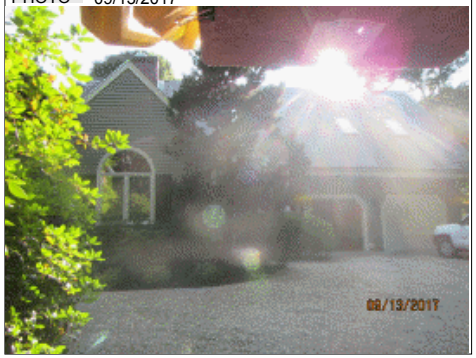
ASSESSED	CURRENT	PREVIOUS
LAND	274,100	258,600
BUILDING	586,000	560,300
DETACHED	3,600	3,500
OTHER	0	0
TOTAL	**863,700**	**822,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	25 0.75	12X20		240	19.84	3,600

PHOTO 09/13/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/15/2018	JMG
LIST	10/15/2018	JMG
REVIEW	10/22/2018	BOA

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,259	DETAIL ADJ	1.000
$NLA(RCN)	$320	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	$13,256
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	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,180		63.97	75,487
+	USF	L	UPPER STORY FIN	1,027	1988	199.80	205,192
B	OPA	N	OPEN PORCH	40		56.65	2,266
C	BIG	N	BUILT-IN GARAGE	676		53.88	36,425
E	WDK	N	WOOD DECK	732		44.41	32,510
+	BAS	L	BASE AREA	1,232	1988	279.28	344,079
	F21	O	FPL 2S 1OP	1		11,501.10	11,501
	ODS	O	OUTDOOR SHOWER	1		2,736.20	2,736

TOTAL RCN 723,452

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

EFF.YR/AGE 1995 / 28

COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81

RCNLD $586,000