Key: 6807

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,034

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DANCAUSE BRUCE R & LOUISE R 738 GREAT FIELDS ROAD BREWSTER, MA 02631	52-52-0	738 GREAT FIELDS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DANCAUSE BRUCE R & LOUISE	01/26/1999	QS	129,900	(151799)
ROBINSON ANITA S	03/15/1984	XX		(95684)

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

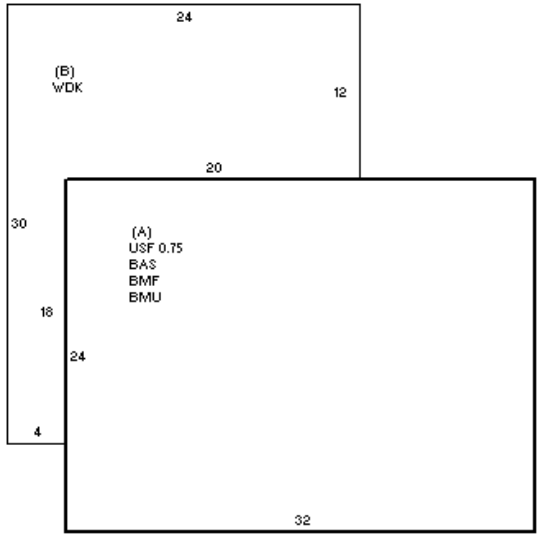
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
596	09/19/2007	7	ALTERATIONS	15,000	03/11/2009	JH	100	100
NP		12	CYCLICAL NON		06/21/2007	JH	100	100
446	07/24/2003	3	OUT BUILDING	1,500	06/21/2007	JH	100	100
624	10/24/2002	2	ADD	3,000	05/22/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,334	14 1.00	A 1.00	A 1.00	197,280	2.49	A 1.00	RM3 0.90			195,490

TOTAL	17,334 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	195,500	184,400
BUILDING	322,500	304,600
DETACHED	3,800	3,800
OTHER	0	0
TOTAL	**521,800**	**492,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	20 0.80	12X16	2003	192	24.92	3,800

PHOTO 09/14/2017

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	9/14/2017	NF
LIST	9/28/2017	NF
REVIEW	11/20/2017	TD

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$333	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	1	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	2	CLAPBOARD	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	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		63.55	48,806
A	BMF	N	BSMT FINISH	768		38.35	29,449
A	BAS	L	BASE AREA	768	1977	296.69	227,856
A	USF	L	UPPER STORY FIN	576	1977	189.44	109,117
B	WDK	N	WOOD DECK	360		39.98	14,394
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	447,932
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1977 / 46		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	$322,500		