

Key: 6863

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.090

LEG
AL
LAND

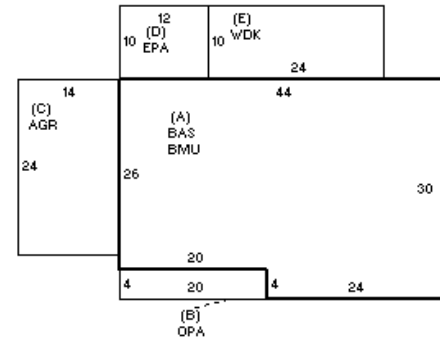
CURRENT OWNER						PARCEL ID						LOCATION							
ROCHFORD DAVID 26 DERRICK ROAD BREWSTER, MA 02631						52-76-0						26 DERRICK ROAD							
						TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)	
						ROCHFORD DAVID ROCHFORD DAVID & SYLVIA						05/28/2021		F		100 (226448)			
						01/25/1994		QS		125,000 (132761)									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	27,550	14	1.00	A	1.00	A	1.00				274,520							

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	%
895	11/02/2015	77	SOLAR PANELS	10,000	05/04/2016	WFF	100	100
498	06/23/2014	7	ALTERATIONS	2,200	06/02/2015	MW	100	100
NP		12	CYCLICAL NON		04/30/2007	JH	100	100
076	03/06/1995	2	ADD	3,500			100	100
178	04/06/1994	2	ADD	900	01/01/1995	RD	100	100

DE
TACH
ED

TOTAL	27,550 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	274,500	281,500
St Ind	AVERAGE		LAND BUILDING	339,300	320,500			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
						TOTAL	614,700	602,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10 X 8	80	22.01	900



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BUILDING	CD	ADJ	DESC	MEASURE	8/8/2017	REF
MODEL	1		RESIDENTIAL	LIST	8/8/2017	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	10/31/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

IL
D
ING

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,240	DETAIL ADJ	1.000
\$NLA(RCN)	\$346	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	\$9,100	
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	1	HARDWOOD	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	1,240		54.34	67,380
A	BAS	L	BASE AREA	1,240	1983	246.50	305,660
B	OPA	N	OPEN PORCH	80		50.00	4,000
C	AGR	N	ATT GARAGE	336		42.24	14,192
D	EPA	N	ENCLOSED PORCH	120		80.50	9,660
E	WDK	N	WOOD DECK	240		39.20	9,408
F11	O		FPL 1S 1OP	1		7,637.00	7,637
ODS	O		OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	429,452
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$339,300