Key: 7321

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,550

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SWIREN BRUCE J & THOMSON REBECCA S 90 WOODWARD ROAD BREWSTER, MA 02631	84-33-0	90 WOODWARD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SWIREN BRUCE J &	10/25/2013	V	490,000	27783-76
HOUGHTALING JAMES W & BON	11/09/2000	N	109,900	13354-321
CANAVOSIO CAROLYN & KEATI	03/16/1988	XX		6176-131

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

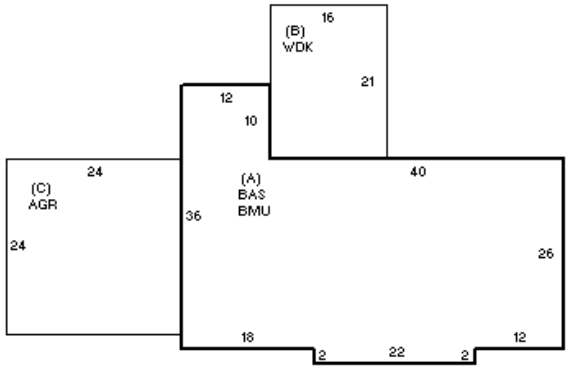
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		03/13/2021	NF	100	100
681	08/20/2013	7	ALTERATIONS	12,650	08/21/2014	RJM	100	100
		12	CYCLICAL NON		11/13/2011	MR	100	100
		12	CYCLICAL NON		12/02/2003	JB	100	100
456	07/27/2001	8	YARD ITEMS	220			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,700	15 1.00	A 1.00	A 1.00	328,800	2.24	A 1.00	R04 1.50			333,100

TOTAL	19,689 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	333,100	314,300
BUILDING	540,600	510,500
DETACHED	1,900	1,800
OTHER	0	0
TOTAL	**875,600**	**826,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+ 1.10	20 0.80	12X8	2001	96	24.21	1,900

PHOTO 03/13/2021

BLDG COMMENTS

GENERATOR

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/13/2021	NF
LIST	11/16/2011	MR
REVIEW	11/11/2021	EMZ

YEAR BLT	2001	SIZE ADJ	1.000
NET AREA	1,516	DETAIL ADJ	1.000
$NLA(RCN)	$415	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,828
GARAGE SPACES	2	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,516		66.31	100,528
A	BAS	L	BASE AREA	1,516	2001	304.38	461,437
B	WDK	N	WOOD DECK	336		49.39	16,596
C	AGR	N	ATT GARAGE	576		47.79	27,527
	F11	O	FPL 1S 1OP	1		9,622.60	9,623
	ODS	O	OUTDOOR SHOWER	1		3,042.90	3,043

TOTAL RCN	628,581
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2005 / 18	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$540,600