Key: 7326

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,555

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ESTABROOK MARION J TRUSTEE MARION J ESTABROOK REV TRUST 60 PADDOCK ROAD BRIDGEWATER, MA 02324	84-36-0	72 WOODWARD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ESTABROOK MARION J TRUSTE	06/25/2010	A	1	24639-333
ESTABROOK HAROLD M III &	05/28/2008	QS	295,000	22938-261
OLIVEIRA GARY R	10/17/2002	H		15754-50

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

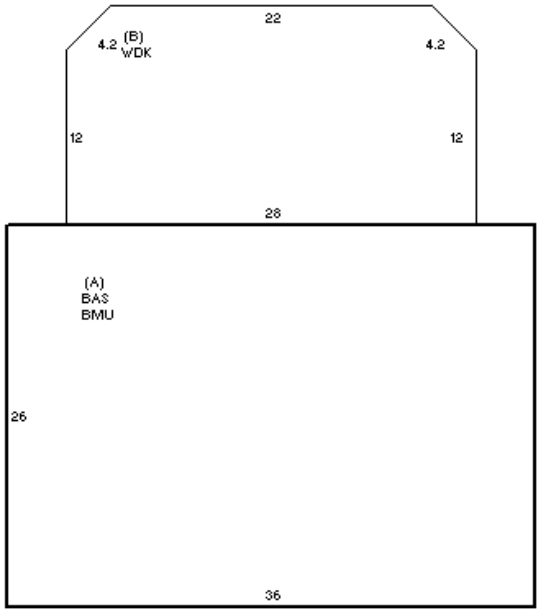
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		05/21/2024	TCK	100	100
23-72	01/23/2023	7	ALTERATIONS	4,000	05/21/2024	TCK	100	100
846	09/21/2021	7	ALTERATIONS	2,875	04/13/2022	TCK	100	100
496	07/12/2012	2	ADD	19,000	01/22/2013	SF	100	100
NP		12	CYCLICAL NON		11/16/2011	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,400	15 1.00	A 1.00	A 1.00	328,800	2.48	A 1.00	R04 1.50			325,920

TOTAL	17,400 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	325,900	307,500
BUILDING	248,300	227,600
DETACHED	25,000	24,700
OTHER	0	0
TOTAL	**599,200**	**559,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A 1.00	20 0.80	24 X 24	1994	576	54.20	25,000

PHOTO 06/05/2024

BLDG COMMENTS

1/2 BATH IN GFL

BUILDING

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

MEASURE	3/13/2021	NF
LIST	3/13/2021	EST
REVIEW	6/5/2024	EMZ

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	936	DETAIL ADJ	1.000
$NLA(RCN)	$374	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,695
GARAGE SPACES	0	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		60.77	56,881
A	BAS	L	BASE AREA	936	1975	274.21	256,658
B	WDK	N	WOOD DECK	411		40.38	16,594
	F11	O	FPL 1S 1OP	1		7,866.10	7,866
	ODS	O	OUTDOOR SHOWER	2		2,487.45	4,975

TOTAL RCN	349,669

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

EFF.YR/AGE	1975 / 48		
COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71
RCNLD			$248,300