

Key: 7413

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.646

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
FULCHER RODNEY E & JANET PO BOX 2024 BREWSTER, MA 02631		84-59-0		30 FREEMANS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FULCHER RODNEY E & JANET		10/16/1981	XX		3380-72

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 %
396	05/10/2022	77	SOLAR PANELS	28,072	03/06/2023	TCK	100 100
		12	CYCLICAL NON		05/28/2013	SF	100 100
570	09/07/2007	7	ALTERATIONS	20,000	09/19/2008		100 100
185	04/18/2003	1	NEW CONSTRUC	30,000	06/09/2004	WH	100 100
196	06/22/1990	5	OTHER	1,000	03/14/1991		100 100

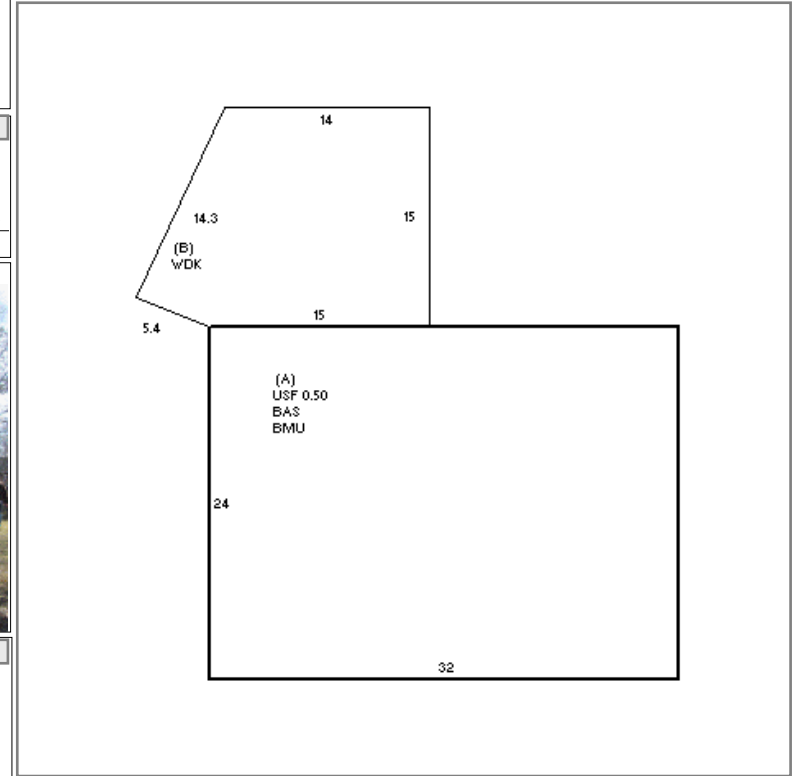
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,126	13	1.00	A	1.00	A	1.00	RM2	0.90		225,110

TOTAL	33,126 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	225,100	212,400
St Ind	AVERAGE		BUILDING	286,400	273,900			
Infl	AVERAGE		DETACHED	44,400	43,900			
			OTHER	0	0			
						TOTAL	555,900	530,200

DETACHED

TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50	0.50	12X12		144	21.39	1,500
GFU	A	1.00	20	0.80	26X28	2003	728	44.90	26,100
IPV	A	1.00	20	0.80			478	38.20	14,600
PTD	A	1.00	30	0.70	12X20		240	8.10	1,400
PTD	A	1.00	30	0.70	12X10		120	9.00	800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/18/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/18/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

INFO @ DOOR (2/18/2021)  
72 SOLAR PANELS

G

YEAR BLT	1982	SIZE ADJ	1.000
NET AREA	1,152	DETAIL ADJ	1.000
\$NLA(RCN)	\$327	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		0	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$4,095
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	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	768		65.42	50,242
A	BAS	L	BASE AREA	768	1982	305.41	234,557
A	USF	L	UPPER STORY FIN	384	1982	195.01	74,884
B	WDK	N	WOOD DECK	256		41.16	10,537
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	376,850
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$286,400