

Key: 7588

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.813

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RUO MICHAEL & NANCY LEE C/O RUO MICHAEL T & NANCY LEE TRUSTEES 23 ATHERTON ROAD FOXBOROUGH, MA 02035				107-24-0				34 THOUSAND OAKS DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RUO MICHAEL T & NANCY LEE				01/22/2024	F	100 (234966)					
RUO MICHAEL & NANCY LEE				07/13/2022	QS	745,000 (230489)					
JENNINGS JENNIFER THIBEAU				02/09/1996	QS	99,000 (139780)					

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	%
	07/13/2022	16	MLS REVIEW	745,000	06/05/2023	JMG	100	100
		14	CYCLICAL GRO		12/31/2020	TCK	100	100
		12	CYCLICAL NON		05/06/2013	SF	100	100
304	06/14/2011	2	ADD	40,000	03/08/2012	MR	100	100
54	02/13/2004	7	ALTERATIONS	6,100			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,937	13 1.00	A 1.00	A 1.00	219,200	1.51	A 1.00	R02	1.00		249,790

TOTAL	32,937 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	249,800	235,700			
St Ind	AVERAGE		BUILDING	383,500	362,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	633,300	597,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
 BMF=FAM RM
 INFO @ DOOR (12/31/20)

16

(B) WDK

16

(A)

USF 0.75

BAS

BMF 0.40

BMU

24

36

BUILDING	CD	ADJ	DESC	MEASURE	12/31/2020	TCK
MODEL	1		RESIDENTIAL	LIST	9/17/2003	TG
STYLE	4	1.02	CAPE [100%]	REVIEW	6/5/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	462.060				
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		60.18	51,996	CONDITION ELEM	CD				
\$NLA(RCN)	\$306	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	346		41.14	14,235	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	864	1976	281.60	243,304	INTERIOR	G				
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	648	2011	187.53	121,517	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	256		39.98	10,236	BATHS	A				
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354	HEAT/ELEC	A				
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463						
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	1999 / 24		
																		COND	17 17 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	17	% GD	83
																		RCNLD	\$383,500		