

Key: 7850

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.078

LEGAL

LAND

DETACHED

BUILDING

UNIT

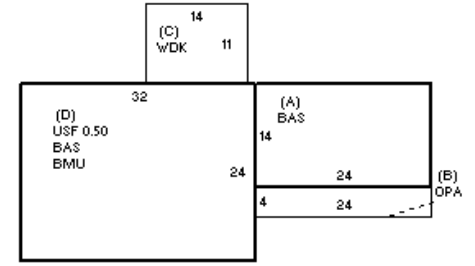
CURRENT OWNER					PARCEL ID					LOCATION				
BRIGHTMAN DANIEL J & POLICASTRO PATRICIA A 146 GOVERNOR BRADFORD RD BREWSTER, MA 02631					95-141-0					146 GOVERNOR BRADFORD RD				
TRANSFER HISTORY					DOS	T	SALE PRICE		BK-PG (Cert)					
BRIGHTMAN DANIEL J &					11/14/1988	XX	128,500		6518-171					

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	%
36	01/13/2014	14	CYCLICAL GRO ALTERATIONS	2,900	11/17/2020	TCK	100	100
		7	ALTERATIONS		06/11/2015	MW	100	100
		12	CYCLICAL NON		03/01/2013	SF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,000	13	1.00	A	1.00	A	1.00	219,200	2.21	A	1.00	R03	1.00			222,760

TOTAL	20,000 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND		222,800	210,200		
St Ind	AVERAGE		BUILDING		297,800	281,200		
Infl	AVERAGE		DETACHED		4,200	4,200		
			OTHER		0	0		
			TOTAL		524,800	495,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 9X6		54	22.01	600
SHF	A	1.00	30 0.70 20X13		260	19.84	3,600



BUILDING	CD	ADJ	DESC	MEASURE	11/17/2020	TCK
MODEL	1		RESIDENTIAL	LIST	3/1/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/28/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	437,957	
NET AREA	1,488	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,104	1969	258.97	285,906			
\$NLA(RCN)	\$294	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	96		51.00	4,896			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	154	39.99	6,158			
STORIES	1.5	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	D	BMU	N	BSMT UNFINISHED	768		63.55	48,806				
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.00	D	USF	L	UPPER STORY FIN	384	1969	189.44	72,744				
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354				
BATHROOMS	1	1.00	HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463				
FIXTURES	5	\$6,630	FUEL SOURCE	1	OIL	1.00												
GARAGE SPACES	0	1.00																
% BSMT FIN	0	1.00																
# 1/2 BATHS	1	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	1969 / 54	
																COND	32 32 %	
																FUNC	0	
																ECON	0	
																DEPR	32 % GD 68	
																RCNLD	\$297,800	