

Key: 7851

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.079

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
RULAND JAMES R & DORIS M 54 GOVERNOR BRADFORD RD BREWSTER, MA 02631				95-153-0				54 GOVERNOR BRADFORD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
RULAND JAMES R & DORIS M				03/07/2008	F	1 22735-296						
TARDIF DORIS M & RULAND JA				04/21/2006	A	1 20931-324						
MELANSON DORIS M				01/05/1990	H	100 7014-318						
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				222,760

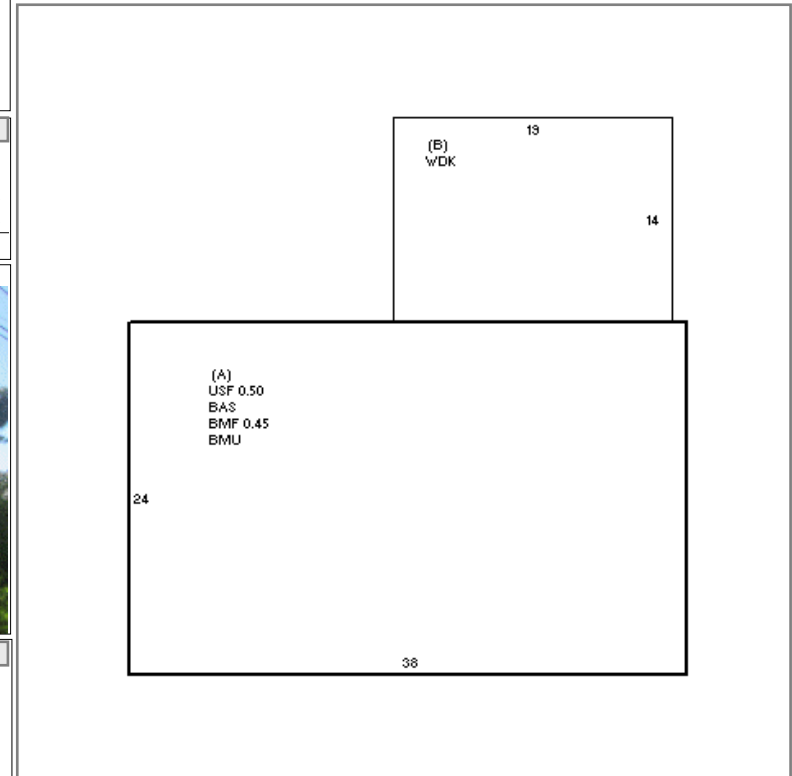
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-747	07/05/2023	7	ALTERATIONS	10,000	06/03/2024	TCK	100	100
		12	CYCLICAL NON		03/01/2013	SF	100	100
819	10/24/2012	7	ALTERATIONS	10,000	02/13/2013	MR	100	100
202	04/08/2008	3	OUT BUILDING	3,200	03/12/2009	JH	100	100
330		7	ALTERATIONS	12,000			100	100

TOTAL	20,000 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	222,800	210,200
St Ind	AVERAGE					BUILDING	328,100	314,300
Infl	AVERAGE					DETACHED	2,100	2,100
						OTHER	0	0
						<b>TOTAL</b>	<b>553,000</b>	<b>526,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90 8 X 12	2008	96	24.21	2,100



BLDG COMMENTS  
 BMF=FAM RM  
 INFO @ DOOR 11/16/20



BUILDING	CD	ADJ	DESC	MEASURE	11/16/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/16/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/13/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,368	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	912		63.13	57,575
\$NLA(RCN)	\$343	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	410		43.16	17,695
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	912	1970	284.86	259,789
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	456	1970	198.72	90,618
				FLOOR COVER	2	SOFTWOOD	1.00	B	WDK	N	WOOD DECK	266		41.94	11,157
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		4,758.30	4,758
				HEATING/COOL	11	HTWT/CL AIR	1.05		F21	O	FPL 2S 1OP	1		10,861.60	10,862
				FUEL SOURCE	1	OIL	1.00		MST	O	MAS/METAL STACK	1		5,378.90	5,379
									ODS	O	OUTDOOR SHOWER	1		2,584.10	2,584

TOTAL RCN	468,762
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$328,100