

Key: 7866

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.094

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
CAMPBELL ROBERT JR & DIANE B 128 GOVERNOR BRADFORD RD BREWSTER, MA 02631		95-143-0	128 GOVERNOR BRADFORD RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
CAMPBELL ROBERT JR & DIAN		01/31/1975	XX		2146-27	

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 %
2	01/04/2016	7	ALTERATIONS	700	04/04/2017	NF	100 100
912	11/06/2015	7	ALTERATIONS	4,000	04/19/2016	WFF	100 100
NP		12	CYCLICAL NON		02/28/2013	SF	100 100
2	01/03/2003	5	OTHER	2,000			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

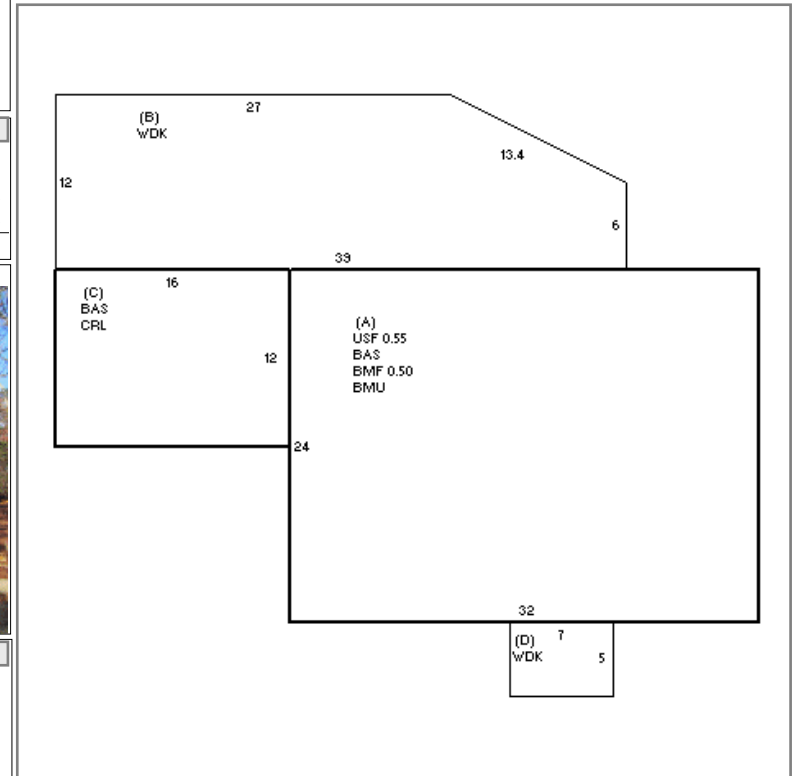
TOTAL	20,000 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	222,800	210,200
St Ind	AVERAGE		BUILDING	319,900	302,200			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
						TOTAL	544,100	513,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X8		64	22.01	700
SHF	A	1.00	50 0.50 8X8		64	22.01	700



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

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,623
NET AREA	1,382	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		63.55	48,806		
\$NLA(RCN)	\$326	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	384		41.14	15,799		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	960	1971	271.54	260,682		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	422	1971	189.44	79,944		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	467		39.98	18,672		
				INT FINISH	2	DRYWALL	1.00	C	CRL	N	BSMT CRAWL	192		30.97	5,947		
				HEATING/COOL	2	HOT WATER	1.00	F21	O	FPL 2S 1OP	1			10,354.00	10,354		
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1			2,463.30	2,463		



CONDITION ELEM	CD	
EXTERIOR		G
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	\$319,900	