

Key: 7870

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.098

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCULLOUGH KEVIN M & SHERRIE A 91 GOVERNOR BRADFORD RD BREWSTER, MA 02631				95-162-0				91 GOVERNOR BRADFORD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCULLOUGH KEVIN M & SHER				08/29/2000	QS	169,900	13207-310				
BALDWIN ALICE B				02/14/2000	A	1	12831-316				
BALDWIN ALICE B LIFE TEN				09/15/1992	XX		8204-303				

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	%
655	12/11/2008	7	ALTERATIONS	3,000	04/22/2010	JH	100	100
85	02/12/2008	2	ADD	50,000	04/22/2010	JH	100	100
444	06/26/2007	3	OUT BUILDING	2,500	02/03/2009	JH	100	100
		12	CYCLICAL NON		09/08/2003	JB	100	100

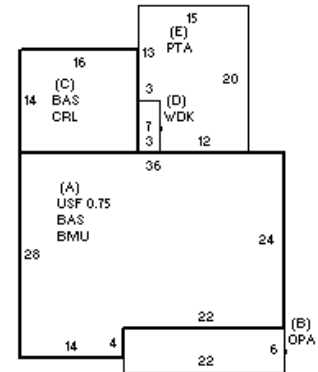
LAND

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	393,700	376,700			
Infl	AVERAGE		DETACHED	4,300	4,300			
			OTHER	0	0			
TOTAL				620,800	591,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	G	1.20	10 0.90 12X16	2007	192	24.92	4,300	11/17/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/17/2020	TCK
MODEL	1		RESIDENTIAL	LIST	9/19/2008	JH
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	
INFO @ DOOR	11/17/20

G

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	524,912	
NET AREA	1,834	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	920		60.18	55,366	CONDITION ELEM	CD	
\$NLA(RCN)	\$286	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	920	1971	258.97	238,255	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	690	1971	187.52	129,392	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	132		51.00	6,732	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.00	C	CRL	N	BSMT CRAWL	224		30.97	6,938	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	224	2008	258.97	58,009	HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00	D	WDK	N	WOOD DECK	21		39.98	840			
				FUEL SOURCE	1	OIL	1.00	E	PTA	N	PATIO	279		14.59	4,072			
										BMG	O	BSMT GARAGE	1		4,535.90	4,536		
										F21	O	FPL 2S 1OP	1		10,354.00	10,354		
										ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463		

EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$393,700