Key: 7872

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,100

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TRACY DALE A 15 GOVERNOR BRADFORD RD BREWSTER, MA 02631	95-121-0	15 GOVERNOR BRADFORD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TRACY DALE A	11/16/2009	F		24167-149
TRACY DALE A & THOMAS K	07/28/2003	A		17348-139
YAGJIAN DALE A & GINTER	01/20/1999	H		12004-132

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	%
23-852	07/31/2023	7	ALTERATIONS	13,044	06/03/2024	TCK	100	100
623	08/18/2015	7	ALTERATIONS	3,000	05/04/2016	WFF	100	100
386	05/28/2015	7	ALTERATIONS	4,500	05/04/2016	WFF	100	100
		12	CYCLICAL NON		02/26/2013	SF	100	100
743	12/31/2002	3	OUT BUILDING	700			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,500	13 1.00	A 1.00	A 1.00	219,200	2.17	A 1.00	R03 1.00			223,920

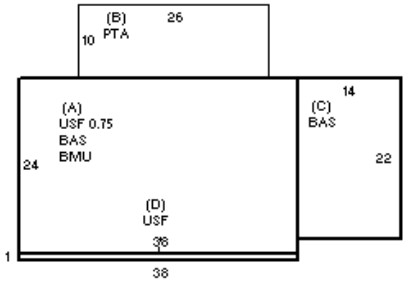
TOTAL	20,500 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	223,900	211,300
BUILDING	389,500	373,100
DETACHED	1,200	1,200
OTHER	0	0
TOTAL	**614,600**	**585,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	7X10	2002	70	22.01	1,200

PHOTO 06/13/2024



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/18/2020	TCK
LIST	11/18/2020	EST
REVIEW	6/13/2024	EMZ

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,942	DETAIL ADJ	1.000
$NLA(RCN)	$279	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$12,285
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		61.95	56,498
A	BAS	L	BASE AREA	912	1970	258.83	236,048
+	USF	L	UPPER STORY FIN	722	1970	193.04	139,375
B	PTA	N	PATIO	260		15.03	3,907
C	BAS	L	BASE AREA	308	1998	258.83	79,718
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN 541,026

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE 1977 / 46

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD $389,500