

Key: 7876

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.104

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KAVETY BALAJI K S & KAVETY SUBASHINI 4 DOUGLAS DRIVE MANSFIELD, MA 02048				95-172-0				273 GOVERNOR BRADFORD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KAVETY BALAJI K S & HINSON FLORENCE J				03/09/2012	QS	265,000	26145-41				
HINSON JOHN C & FLORENCE				09/12/2011	F	1	25672-65				
				06/29/1981	XX	49,900	3313-217				

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	%
NP 309	05/29/2008	12	CYCLICAL NON ALTERATIONS	9,498	03/01/2013 03/16/2009	SF JH	100	100

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	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	223,900	211,300			
St Ind	AVERAGE		BUILDING	291,700	275,400			
Infl	AVERAGE		DETACHED	1,100	1,100			
			OTHER	0	0			
			TOTAL	516,700	487,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X13		104	21.39	1,100



BUILDING	CD	ADJ	DESC	MEASURE	11/18/2020	TCK
MODEL	1		RESIDENTIAL	LIST	9/9/2003	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	12/28/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

(A) USF 0.75  
BAS  
BMU

24

32

(B) WDK

14

10

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$306	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	ADJ	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	6		1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	4		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	1		1.00	HEATING/COOL	2	HOT WATER	1.00
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				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	410,823
A	BMU	N	BSMT UNFINISHED	768		63.55	48,806	CONDITION ELEM CD	
A	BAS	L	BASE AREA	768	1971	296.69	227,856	EXTERIOR	G
A	USF	L	UPPER STORY FIN	576	1971	189.44	109,117	INTERIOR	A
B	WDK	N	WOOD DECK	140		39.98	5,598	KITCHEN	A
	F21	O	FPL 2S 1OP	1		10,354.00	10,354	BATHS	A
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463	HEAT/ELEC	A

EFF.YR/AGE	1975 / 48
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$291,700