Key: 7879

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,107

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHAMPELY FRANCK & SHAOFEN 228 GOVERNOR BRADFORD ROAD BREWSTER, MA 02631	95-132-0	228 GOVERNOR BRADFORD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHAMPELY FRANCK & SHAOFEN	01/15/2020	F	10	32626-188
CHAMPELY FRANCK D	07/12/2004	QS	320,000	18814-182
DEMANGE REGIS R	07/10/2001	A	1	14025-019

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

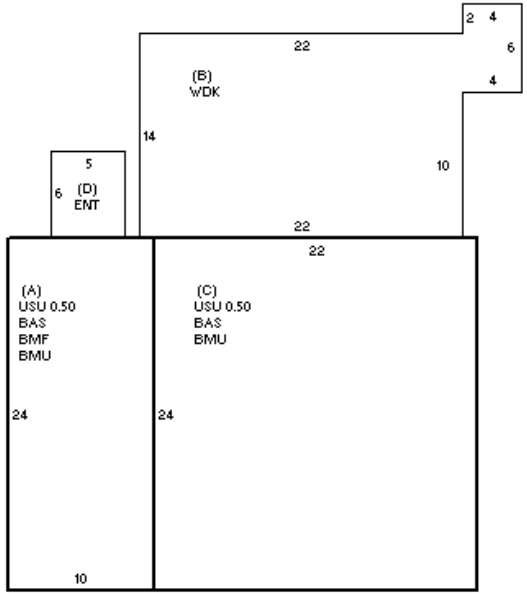
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-332	04/08/2024	7	ALTERATIONS	5,205			0	0
629	09/18/2020	7	ALTERATIONS	7,818	11/17/2020	TCK	100	100
259	04/24/2020	7	ALTERATIONS	6,339	07/08/2020	TCK	100	100
804	09/16/2019	7	ALTERATIONS	4,381	07/08/2020	TCK	100	100
646	07/12/2019	7	ALTERATIONS	550	07/08/2020	TCK	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	RR	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	223,900	211,300
BUILDING	241,900	228,700
DETACHED	2,200	2,200
OTHER	0	0
TOTAL	**468,000**	**442,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	15 0.85	10X12	2006	120	21.39	2,200

PHOTO 11/17/2020

BLDG COMMENTS

BMF=FAM RM/BATH
INFO @ DOOR 11/17/20

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/17/2020	TCK
LIST	11/17/2020	EST
REVIEW	12/28/2020	MR

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	768	DETAIL ADJ	1.000
$NLA(RCN)	$457	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	9	$11,934
GARAGE SPACES	0	1.00
% BSMT FIN	33	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	1	GABLE	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
+	BMU	N	BSMT UNFINISHED	768		63.55	48,806
A	BMF	N	BSMT FINISH	240		41.14	9,874
+	BAS	L	BASE AREA	768	1971	296.69	227,856
+	USU	N	UPPER STORY UNF	384		57.56	22,102
B	WDK	N	WOOD DECK	332		39.98	13,274
D	ENT	N	ENCLOSED ENTRY	30		132.23	3,967
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	350,630
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1971 / 52		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD	$241,900		