Key: 7882

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,110

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERRIS JOANN S 53 GOVERNOR BRADFORD RD BREWSTER, MA 02631	95-159-0	53 GOVERNOR BRADFORD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERRIS JOANN S	08/26/2014	DC		1525-697
FERRIS LIONEL R & JO-ANN	09/01/1971	XX		1525-697

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

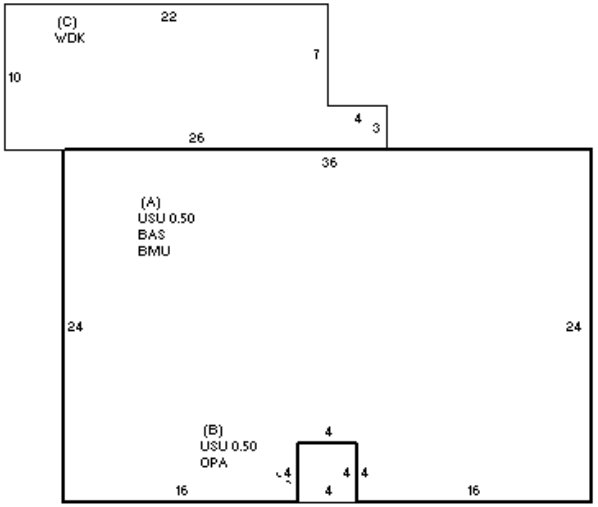
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		02/26/2013	SF	100	100
284	05/26/2004	3	OUT BUILDING	2,000			100	100

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	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	222,800	210,200
BUILDING	234,000	220,900
DETACHED	12,700	12,600
OTHER	0	0
TOTAL	**469,500**	**443,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A 1.00	50 0.50	18X36		648	32.47	10,500
SHF	A 1.00	15 0.85	10X12	2004	120	21.39	2,200

PHOTO 11/16/2020

BLDG COMMENTS

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	11/16/2020	TCK
LIST	2/26/2013	SF
REVIEW	12/28/2020	MR

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	848	DETAIL ADJ	1.000
$NLA(RCN)	$400	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,978
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	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
A	BMU	N	BSMT UNFINISHED	848		60.18	51,033
A	BAS	L	BASE AREA	848	1971	281.60	238,798
+	USU	N	UPPER STORY UNF	432		57.56	24,866
B	OPA	N	OPEN PORCH	16		51.00	816
C	WDK	N	WOOD DECK	232		39.98	9,276
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	339,120

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		$234,000