Key: 7889

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,117

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUCHESNEAU RAYMOND A & GOMES ARACI D P O BOX 112 ORLEANS, MA 02653	95-128-0	282 GOVERNOR BRADFORD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUCHESNEAU RAYMOND A &	09/28/2012	QS	250,000	26718-312
MINCIELI DIANE	07/12/1988	XX		6346-304

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

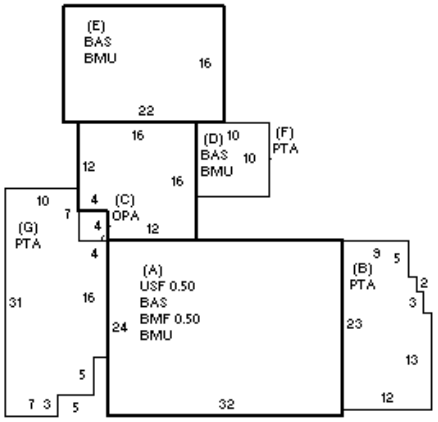
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
798	09/17/2018	7	ALTERATIONS	5,650	07/15/2019	TCK	100	100
359	04/27/2016	7	ALTERATIONS	2,850	04/06/2017	NF	100	100
669	09/03/2015	1	NEW CONSTRUC	449	04/19/2016	WFF	100	100
669	09/03/2015	1	NEW CONSTRUC	165,000	04/19/2016	WFF	100	100
572	07/13/2015	1	NEW CONSTRUC		04/19/2016	WFF	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
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	222,800	210,200
BUILDING	435,400	416,400
DETACHED	900	900
OTHER	0	0
TOTAL	**659,100**	**627,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10X8		80	22.01	900

PHOTO 11/18/2020

BLDG COMMENTS

BMF=FAM RM/BATH
INFO @ DOOR 11/18/20

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	11/18/2020	TCK
LIST	9/9/2003	JB
REVIEW	12/28/2020	MR

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,744	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$11,934
GARAGE SPACES	0	1.00
% BSMT FIN	28	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	1,360		55.43	75,379
A	BMF	N	BSMT FINISH	384		41.14	15,799
A	BAS	L	BASE AREA	768	1971	251.43	193,098
A	USF	L	UPPER STORY FIN	384	1971	189.44	72,744
B	PTA	N	PATIO	254		14.60	3,708
C	OPA	N	OPEN PORCH	16		51.00	816
+	BAS	L	BASE AREA	592	2015	251.43	148,847
F	PTA	N	PATIO	100		18.66	1,866
G	PTA	N	PATIO	375		13.79	5,169
	BMG	O	BSMT GARAGE	1		4,535.90	4,536
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	544,250

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

EFF.YR/AGE	1993 / 30		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$435,400