**Key: 7931**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,159

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| POLLOCK DAVID ALAN & JO MARIE<br>270 GOVERNOR BRADFORD RD<br>BREWSTER, MA 02631 | 95-129-0 | 270 GOVERNOR BRADFORD RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| POLLOCK DAVID ALAN & JO M | 05/18/1999 | QS | 129,900 | 12276-103 |
| MANNIX KATHLEEN G | 01/03/1972 | XX | | 1581-185 |

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

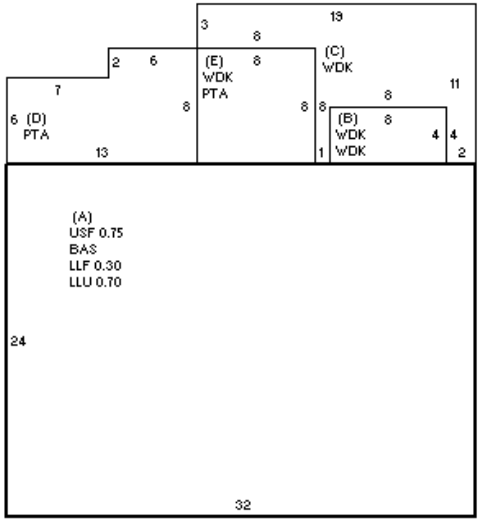
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 665 | 07/22/2021 | 77 | SOLAR PANELS | 32,500 | 04/18/2022 | TCK | 100 | 100 |
| | | 14 | CYCLICAL GRO | | 11/18/2020 | TCK | 100 | 100 |
| 401 | 07/06/2020 | 7 | ALTERATIONS | 1,500 | 11/18/2020 | TCK | 100 | 100 |
| 385 | 05/03/2018 | 7 | ALTERATIONS | 6,750 | 07/15/2019 | TCK | 100 | 100 |
| NP | | 12 | CYCLICAL NON | | 03/01/2013 | SF | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 21,500 | 13 1.00 | A 1.00 | A 1.00 | 219,200 | 2.09 | A 1.00 | R03 1.00 | | | 226,070 |

| TOTAL | 21,500 SF | ZONING | RR | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 226,100 | 213,300 |
| BUILDING | 336,100 | 321,800 |
| DETACHED | 2,500 | 2,500 |
| OTHER | 0 | 0 |
| TOTAL | **564,700** | **537,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 10 0.90 | 8X12 | 1992 | 96 | 22.01 | 1,900 |
| SHF | A 1.00 | 30 0.70 | 4X10 | | 40 | 22.94 | 600 |

PHOTO 04/18/2022

BLDG COMMENTS

BMF=FAM RM/BATH
24 SOLAR PANELS
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 | 11/18/2020 | EST |
| REVIEW | 4/28/2022 | MR |

| YEAR BLT | 1971 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,574 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $289 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 3 | 1.00 |
| FIXTURES | 9 | $11,934 |
| GARAGE SPACES | 0 | 1.00 |
| % BSMT FIN | 30 | 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 | LLU | N | LOWER LEVEL UNF | 538 | | 91.11 | 49,015 |
| A | LLF | L | LOWER LEVEL FIN | 230 | 1971 | 144.31 | 33,191 |
| A | BAS | L | BASE AREA | 768 | 1971 | 296.69 | 227,856 |
| A | USF | L | UPPER STORY FIN | 576 | 2001 | 189.44 | 109,117 |
| + | WDK | N | WOOD DECK | 241 | | 39.98 | 9,636 |
| D | PTA | N | PATIO | 90 | | 18.65 | 1,679 |
| E | PTA | N | PATIO | 64 | | 21.09 | 1,350 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,354.00 | 10,354 |

| TOTAL RCN | 454,131 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1982 / 41 | |
|---|---|---|
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | $336,100 |