

Key: 7932

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.160

LEGAL

LAND

DETACHED

BUILDING

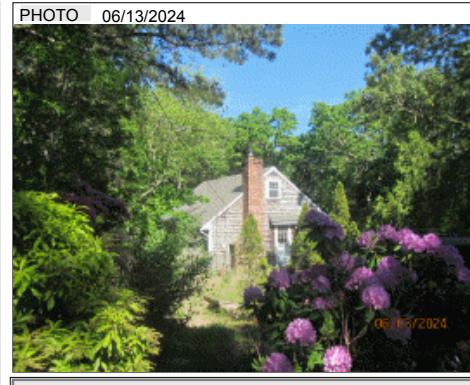
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|------------|----|------------|--------------|--------------------------|--|--|--|--|
| DELANEY JOSHUA B & LYNNE E 312 GOVERNOR BRADFORD RD BREWSTER, MA 02631 | | | | 95-124-0 | | | | 312 GOVERNOR BRADFORD RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| DELANEY JOSHUA B & LYNNE | | | | 06/18/2004 | QS | 300,000 | 18732-271 | | | | | |
| WHIPPLE LESLIE M | | | | 03/02/1992 | A | 82,000 | 7899-200 | | | | | |
| LESLIE M TWICHELL | | | | 01/02/1990 | A | 1 | N/A-N/A | | | | | |

| 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 | % |
| 23-162 | 02/15/2023 | 7 | ALTERATIONS | 7,250 | 06/03/2024 | TCK | 100 | 100 |
| 379 | 04/29/2016 | 7 | ALTERATIONS | 7,715 | 04/04/2017 | NF | 100 | 100 |
| | | 12 | CYCLICAL NON | | 03/01/2013 | SF | 100 | 100 |

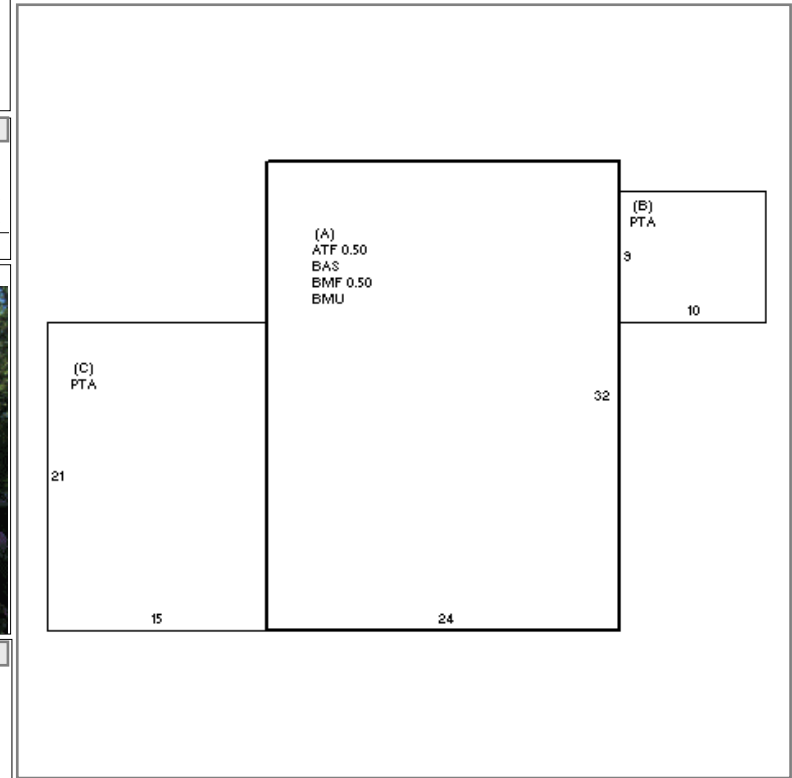
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|--|--|--|--|---------|
| 100 | S | 20,000 | 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 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | NBHD 13 | NOTE | | | | LAND | 222,800 | 210,200 |
| St Ind | AVERAGE | | BUILDING | 239,400 | 226,100 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 462,200 | 436,300 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



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



| BUILDING | CD | ADJ | DESC | MEASURE | 11/18/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/18/2020 | EST |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 6/13/2024 | EMZ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1971 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 768 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 768 | | 63.55 | 48,806 |
| \$NLA(RCN) | \$452 | OVERALL | 1.020 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BMF | N | BSMT FINISH | 384 | | 41.14 | 15,799 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 768 | 1971 | 296.69 | 227,856 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | A | ATF | N | ATTIC FINISH | 384 | | 78.54 | 30,159 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | B | PTA | N | PATIO | 90 | | 18.65 | 1,679 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | C | PTA | N | PATIO | 315 | | 13.78 | 4,342 |
| | | | | HEATING/COOL | 2 | HOT WATER | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 10,354.00 | 10,354 |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |

| TOTAL RCN | 346,951 | 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 | | | \$239,400 |