

Key: 8082

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.303

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
TAPANAINEN MIKA J TRUSTEE WOOD DUCK NOMINEE TRUST 14 ROCK RIDGE ROAD HOPEDALE, MA 01747		144-40-0	23 WOOD DUCK ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
TAPANAINEN MIKA J TRUSTEE		12/29/2020	A	100	33619-117	
TAPANAINEN MARJATTA & PELLOW LOIS A		06/08/2010 07/07/1992	QS A	370,000 1	24603-2 8101-108	

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	%
454	06/02/2014	7	ALTERATIONS	3,890	06/17/2015	MW	100	100
477	09/07/2011	7	ALTERATIONS	8,000	03/08/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,362	13	1.00	A	1.00	A	1.00	252,080	1.31	A	1.00	R05	1.15			305,160

TOTAL	40,362 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	305,200	287,900			
St Ind	AVERAGE		BUILDING	400,600	383,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
		<b>TOTAL</b>		<b>705,800</b>	<b>671,200</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/20/2007	JH
MODEL	1		RESIDENTIAL	LIST	3/20/2007	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/25/2007	SEJ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,749	DETAIL ADJ	1.000
\$NLA(RCN)	\$305	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,190
GARAGE SPACES		2	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,166		59.29	69,128
+	BAS	L	BASE AREA	1,166	1984	266.59	310,844
+	USF	L	UPPER STORY FIN	583	1984	195.01	113,691
B	WDK	N	WOOD DECK	308		41.16	12,678
	BMG	O	BSMT GARAGE	2		3,248.20	6,496
	F22	O	FPL 2S 2OP	1		13,095.60	13,096

TOTAL RCN	534,123
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1984 / 39
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$400,600

