Key: 8308

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,547

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUBOIS TRACY 49 TWINTURN DRIVE BREWSTER, MA 02631	94-103-0	49 TWINTURN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUBOIS TRACY	12/17/1997	A	104,700	11122-090
DUBOIS JOHN	05/13/1982	XX		3480-277

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

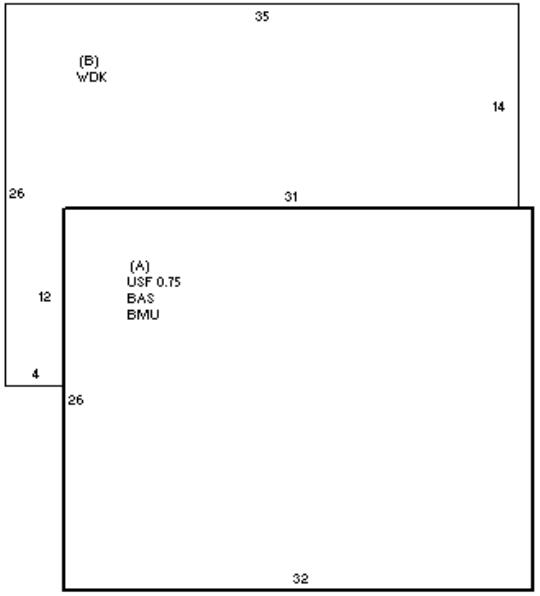
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		02/22/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	13 1.00	A 1.00	A 1.00	219,200	2.82	A 1.00	R03 1.00			212,500

TOTAL	15,000 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,500	200,500
BUILDING	332,700	314,300
DETACHED	0	0
OTHER	0	0
TOTAL	**545,200**	**514,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/06/2020

BLDG COMMENTS

INFO @ DOOR 11/6/20

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	11/6/2020	TCK
LIST	11/6/2020	EST
REVIEW	12/22/2020	MR

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,456	DETAIL ADJ	1.000
$NLA(RCN)	$305	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	2	SOFTWOOD	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	832		60.18	50,070
A	BAS	L	BASE AREA	832	1983	281.60	234,293
A	USF	L	UPPER STORY FIN	624	1983	187.52	117,015
B	WDK	N	WOOD DECK	538		39.98	21,512
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	443,663

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

EFF.YR/AGE	1983 / 40	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$332,700