Key: 8312

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,551

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RODRIGUEZ JODHEYRYDH A 21 TWINTURN DRIVE BREWSTER, MA 02631	94-97-0	21 TWINTURN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RODRIGUEZ JODHEYRYDH A	01/15/2019	QS	359,500	()
MARA JOHN T & ANTOINETTE	11/24/1971	XX		1562-120

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	%
	01/15/2019	16	MLS REVIEW	359,500	01/22/2020	JMG	100	100
	08/23/2018	5	OTHER		08/23/2018	JMG	100	100
		14	CYCLICAL GRO		03/21/2017	NF	100	100
384	05/02/2016	7	ALTERATIONS	1,700	03/21/2017	NF	100	100
		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	15,002	13 1.00	A 1.00	A 1.00	219,200	2.82	A 1.00	R03 1.00			212,510

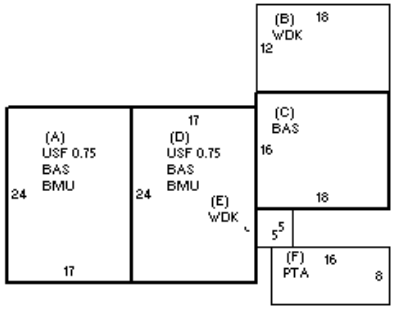
TOTAL	15,002 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,500	200,500
BUILDING	355,500	340,300
DETACHED	0	0
OTHER	0	0
TOTAL	**568,000**	**540,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/15/2018



BLDG COMMENTS

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	8/23/2018	JMG
LIST	8/23/2018	JMG
REVIEW	1/22/2020	JMG

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,716	DETAIL ADJ	1.000
$NLA(RCN)	$284	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,034
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	816		60.77	49,588
+	USF	L	UPPER STORY FIN	612	1976	189.36	115,891
+	WDK	N	WOOD DECK	241		40.38	9,730
+	BAS	L	BASE AREA	1,104	1976	261.51	288,709
F	PTA	N	PATIO	128		16.38	2,096
	F21	O	FPL 2S 1OP	1		10,455.50	10,456
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	486,991

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

EFF.YR/AGE	1979 / 44		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$355,500		