

Key: 13602

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.306

LEG
AL
LAND

CURRENT OWNER		PARCEL ID		LOCATION										
DONOVAN NEAL BOX 976 HARWICH, MA 02645		146-26-0		50-52 CLAY HOLE ROAD										
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)									
DONOVAN NEAL		02/23/2012	O	150,000	26102-128									
CUMMINGS ASHLEY & ANDREW		02/04/2010	R	175,000	24349-277									
MASON CRAIG H		08/08/2005	QS	274,000	20132-242									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	60,000	13	1.00	A	1.00	1.00	186,320	1.00	15	0.85	R02	1.00	257,850
300	A	1,909	13	1.00	A	1.00	1.00	12,000	1.00	A	1.00	R02	1.00	22,910
350	A	0.147	13	1.00	A	1.00	1.00	2,100	1.00	A	1.00	TWP	1.00	310

DE
TACH
ED

TOTAL	3.433 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	T=Shape Subdivision of Parcel 34-2 for F/Y 2005 -- Lot 1 on Plan Book 583/94				LAND	281,100	265,100
St Ind	AVERAGE	(Portion of parcel 34-2)				BUILDING	976,400	835,400
Infl	AVERAGE					DETACHED	20,700	20,500
						OTHER	234,800	224,200
						TOTAL	1,513,000	1,345,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	10 0.90	2012	1	4,058.10	3,700
IPV	A	1.00	10 0.90 16X32	2016	512	36.98	17,000



BLDG COMMENTS
INFO @ DOOR (5/18/22)

B
U
I
L
D
I
N
G

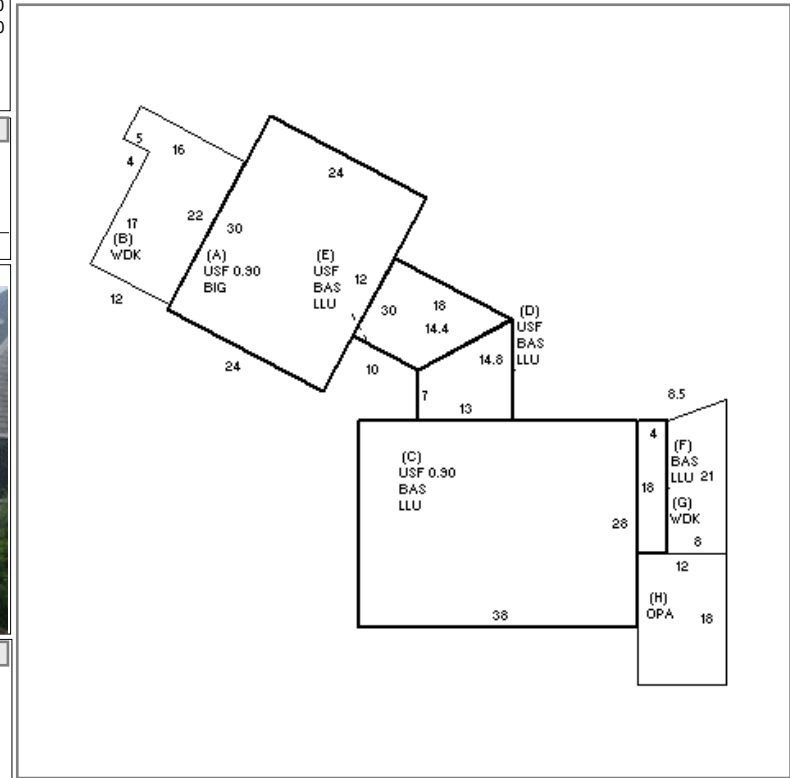
BUILDING	CD	ADJ	DESC	MEASURE	2/7/2013	TCK
MODEL	1		RESIDENTIAL	LIST	5/18/2022	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/29/2024	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	0.980
NET AREA	3,352	DETAIL ADJ	1.000
\$NLA(RCN)	\$303	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	\$13,104	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	720		58.73	42,282
A	USF	L	UPPER STORY FIN	648	2012	189.95	123,089
+	WDK	N	WOOD DECK	440		48.40	21,298
+	LLU	N	LOWER LEVEL UNF	1,441		93.18	134,270
+	BAS	L	BASE AREA	1,441	2021	298.29	429,836
+	USF	L	UPPER STORY FIN	1,263	2021	189.95	239,909
H	OPA	N	OPEN PORCH	216		61.74	13,336

TOTAL RCN	1,017,124
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2019 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$976,400



Key: 13602

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.307

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DONOVAN NEAL BOX 976 HARWICH, MA 02645				146-26-0				50-52 CLAY HOLE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND BUILDING DETACHED OTHER	234,800	
Nbhd	NOTE		TOTAL		
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

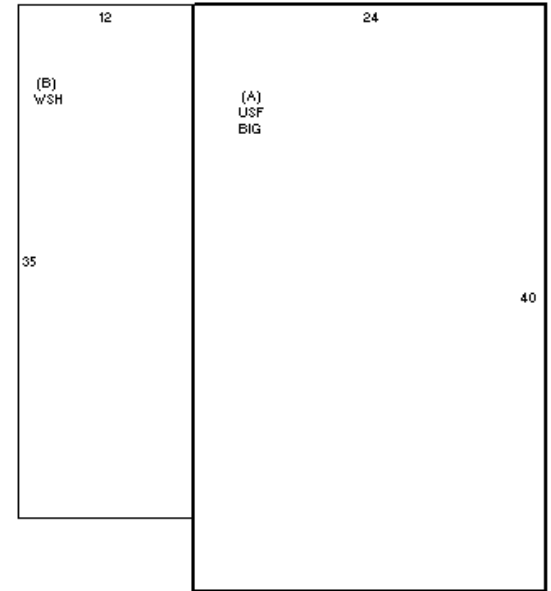


BLDG COMMENTS

ART STUDIO IN USF

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2019	TCK
MODEL	1		RESIDENTIAL	LIST	7/22/2019	TCK
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	7/29/2024	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2018	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	1.000
\$NLA(RCN)	\$258	OVERALL	0.850
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	1	1.00	
BEDROOMS	0	1.00	
BATHROOMS	1	1.00	
FIXTURES	4	\$4,862	
GARAGE SPACES	1	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	6	OTHER	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	12	OTHER	1.00
FUEL SOURCE	5	WOOD	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	960		44.47	42,688
A	USF	L	UPPER STORY FIN	960	2018	170.14	163,338
B	WSH	N	WORKSHOP	420		75.27	31,612
	MST	O	MAS/METAL STACK	1		4,700.20	4,700

TOTAL RCN	247,201
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2018 / 5
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$234,800