

Key: 1516

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.653

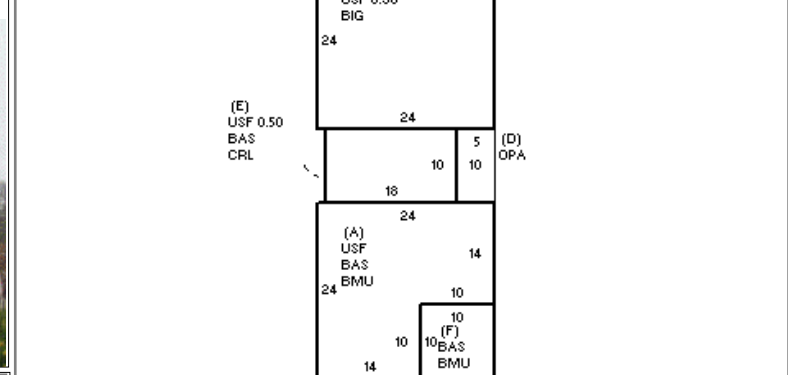
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CURRENT OWNER				PARCEL ID				LOCATION							
WANDERLICH PETER J PO BOX 1525 BREWSTER, MA 02631				90-131-0				23 ROBERT ROAD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
WANDERLICH PETER J				06/07/2023	DC		26242-279								
WANDERLICH PETER J & RUSI				04/12/2012	F	100	26242-279								
WANDERLICH PETER				12/06/1990	QS	50,000	7374-199								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	6	1.00	A	1.00	A	1.00	767,200	1.00	A	1.00	BAV	3.50	1,061,720
300	A	0.185	6	1.00	A	1.00	A	1.00	42,000	1.00	A	1.00	BAV	3.50	7,770
350	A	0.040	6	1.00	A	1.00	A	1.00	2,100	1.00	A	1.00	TWP	1.00	80

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 %
22-841	11/08/2022	14	CYCLICAL GRO	25,000	04/30/2024	NF	100 100
SS2013		7	ALTERATIONS		04/30/2024	NF	100 100
NP		13	SPLIT/SUB/LA		12/31/2011		100 100
25	01/24/1991	12	CYCLICAL NON		10/25/2007	JH	100 100
		1	NEW CONSTRUC	85,000	02/01/1992		100 100

TOTAL	1.602 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6		N O T E	Corrected land area for FY 21: Lots B, E & F plan bk476 pg 25			LAND	1,069,600	1,009,100
St Ind	AVERAGE			BUILDING	577,300	545,500			
Infl	AVERAGE			DETACHED	900	900			
				OTHER	0	0			
				TOTAL	1,647,800	1,555,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.20	30 0.70	10X10		100	12.42
							900



BUILDING	CD	ADJ	DESC	MEASURE	12/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/25/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/20/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	712,717	
NET AREA	1,840	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	576		92.12	53,059			
\$NLA(RCN)	\$387	OVERALL	1.060	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	656	1992	400.82	262,938			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,084	1992	243.00	263,414			
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BIG	N	BUILT-IN GARAGE	576		67.06	38,625			
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	100		54.02	5,402			
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	50		68.90	3,445			
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	E	CRL	N	BSMT CRAWL	180		41.85	7,532			
				FUEL SOURCE	2	GAS	1.00	F	BAS	L	BASE AREA	100	1992	400.82	40,082			
									F21	O	FPL 2S 1OP	1		13,988.10	13,988			
									GEN	O	GENERATOR	1		0.00				
									KIT	O	XTRA KITCHEN	1		2,990.30	2,990			
									ODS	O	OUTDOOR SHOWER	1		3,327.90	3,328			
																EFF.YR/AGE	1995 / 28	
																COND	19 19 %	
																FUNC	0	
																ECON	0	
																DEPR	19 % GD 81	
																RCNLD	\$577,300	

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