Key: 1730

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.864

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BECK VON PECCOZ MARIAN L ET AL TRUSTEE MARIAN L BECK VON PECCOZ TRUST C/O CHARLES BECK VON PECCOZ 26 OAKLAND CIRCLE WELLESLEY, MA 02481	68-118-0	30 OLD NORTH ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BECK VON PECCOZ MARIAN L	05/09/2022	F	1	35105-134
BECK VON PECCOZ CHARLES M	10/22/1998	QS	158,000	11779-261
COSAND PHYLLIS M ETAL	08/28/1987	XX		5745-57

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	%
NP		12	CYCLICAL NON		09/13/2007	JH	100	100

LAND

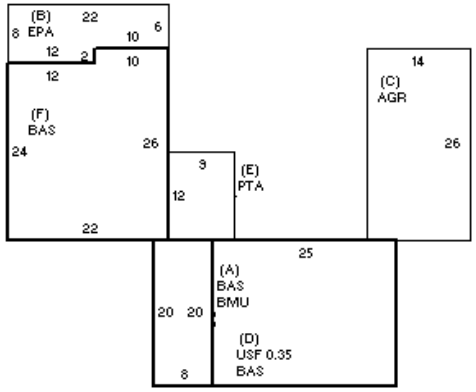
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	53,143	5 1.00	5-A 1.00	A 1.00	416,480	1.09	A 1.00	R10 1.90			555,000

TOTAL	1.220 Acres	ZONING	RM	FRNT	0

Nbhd	NBHD 5
St Ind	CATHEDRAL RD
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	555,000	523,600
BUILDING	200,200	189,200
DETACHED	600	500
OTHER	0	0
TOTAL	**755,800**	**713,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	6X8		48	22.94	600

PHOTO 10/15/2020

BLDG COMMENTS

FDN=STONE

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.05	CONVEN/OLD [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/15/2020	NF
LIST	10/23/2007	JH
REVIEW	1/19/2021	MR

YEAR BLT	1820	SIZE ADJ	1.000
NET AREA	1,383	DETAIL ADJ	1.000
$NLA(RCN)	$241	OVERALL	0.850

CAPACITY	UNITS	ADJ
STORIES	1.35	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$8,840
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	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	5	MIN/OTHER	0.95
HEATING/COOL	13	NONE	0.90
FUEL SOURCE	8	NONE	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	160		56.82	9,092
B	EPA	N	ENCLOSED PORCH	156		65.00	10,141
C	AGR	N	ATT GARAGE	364		35.17	12,802
+	BAS	L	BASE AREA	1,208	1820	209.53	253,106
D	USF	L	UPPER STORY FIN	175	1960	157.87	27,627
E	PTA	N	PATIO	108		13.51	1,460
	F21	O	FPL 2S 1OP	1		8,628.40	8,628
	ODS	O	OUTDOOR SHOWER	1		2,052.80	2,053

TOTAL RCN	333,748

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

EFF.YR/AGE	1933 / 90	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD		$200,200