Key: 1854

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,001

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CODY JOHN E JR & MARY C TRUSTEES CODY 2020 FUNDING TRUST 43 OAKWOOD ROAD BREWSTER, MA 02631	67-46-0	43 OAKWOOD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CODY JOHN E JR & MARY C T	06/14/2021	F	1	34205-259
CODY JOHN E JR & MARY C	06/08/2021	F	1	34188-107
CODY JOHN E JR & MARY C T	11/04/2020	F	1	33436-9

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

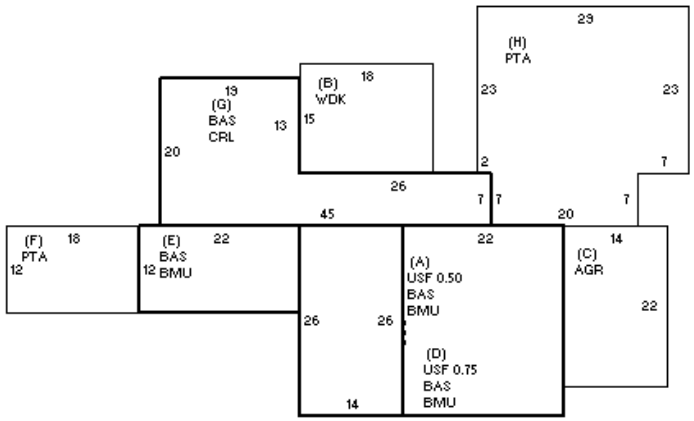
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		2	ADD		06/03/2024	TCK	100	100
SR23-16	05/29/2023	3	OUT BUILDING	4,000	06/03/2024	TCK	100	100
873	11/09/2022	9	HVAC	14,000	04/03/2023	TCK	100	100
585	07/27/2017	7	ALTERATIONS	23,000	04/18/2018	NF	100	100
587	07/31/2015	5	OTHER	13,500	04/26/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,380	13 1.00	13A 1.00	A 1.00	274,000	2.37	A 1.00	R08 1.25			274,400

TOTAL	18,380 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	STONEHENGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	274,400	258,900
BUILDING	630,500	521,000
DETACHED	2,600	0
OTHER	0	0
TOTAL	**907,500**	**779,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	12X10	2023	120	21.39	2,600

PHOTO 06/13/2024

BLDG COMMENTS

INFO @ DOOR 4/3/2023

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	4/3/2023	TCK
LIST	4/3/2023	EST
REVIEW	6/13/2024	EMZ

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	2,373	DETAIL ADJ	1.000
$NLA(RCN)	$299	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$12,285
GARAGE SPACES	1	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	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,200		59.29	71,144
+	BAS	L	BASE AREA	936	1981	248.47	232,570
+	USF	L	UPPER STORY FIN	611	1981	193.04	117,948
B	WDK	N	WOOD DECK	270		41.16	11,113
C	AGR	N	ATT GARAGE	308		44.35	13,660
+	BAS	L	BASE AREA	826	2022	248.47	205,238
F	PTA	N	PATIO	216		15.03	3,246
G	CRL	N	BSMT CRAWL	562		31.88	17,918
H	PTA	N	PATIO	807		12.52	10,104
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	708,420

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

EFF.YR/AGE	2011 / 12	
COND	11 11 %	
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$630,500