

Key: 1856

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.003

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WALRATH NANCY A TRUSTEE 15 OAKWOOD ROAD BREWSTER, MA 02631				67-44-0				15 OAKWOOD ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WALRATH NANCY A TRUSTEE				08/03/2023	DC		31527-74					
WALRATH STEPHEN J TRUSTEE				09/13/2018	F	1	31527-74					
WALRATH STEPHEN J &				09/17/2010	H	143,000	24837-174					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,020	13	1.00	13A	1.00	A	1.00				271,040

DETACHED

TOTAL	17,020 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	HSE # 15 PER BLD DEPT			LAND	271,000	255,700
St Ind	STONEHENGE		LAND	890,600	840,900			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,161,600	1,096,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



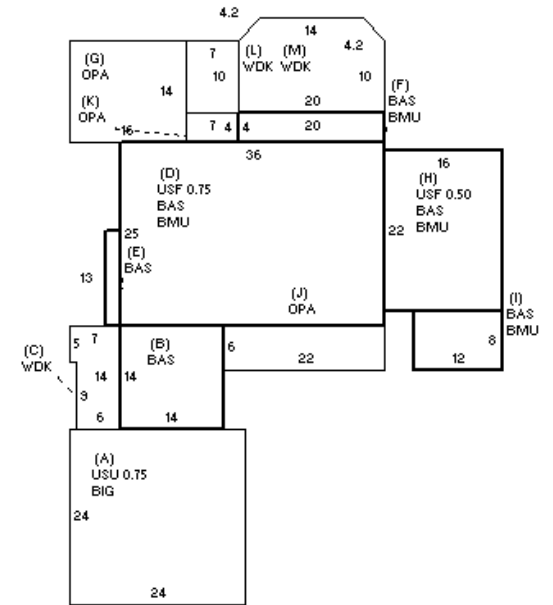
BLDG COMMENTS
20 SOLAR PANELS PULL DOWN STAIRS TO ATTIC

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/10/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	1/2/2020	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	978,638
NET AREA	2,501	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	576		65.76	37,878	CONDITION ELEM	CD
\$NLA(RCN)	\$391	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USU	N	UPPER STORY UNF	432		76.26	32,943	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,650	2013	319.78	527,643	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	410		52.97	21,719	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	+	BMU	N	BSMT UNFINISHED	1,428		71.12	101,558	BATHS	A
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	851	2013	245.91	209,267	HEAT/ELEC	A
				HEATING/COOL	9	WARM/CL AIR	1.03	+	OPA	N	OPEN PORCH	384		67.57	25,946		
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		4,224.30	4,224		
									ODS	O	OUTDOOR SHOWER	1		3,263.50	3,264		

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	%
596	08/03/2017	5	OTHER	4,300	04/18/2018	NF	100	100
936	10/30/2013	5	OTHER	27,000	08/18/2014	RJM	100	100
5	01/04/2013	1	NEW CONSTRUC	500,000	06/02/2015	MW	100	100



EFF.YR/AGE	2013 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	9	% GD 91
RCNLD	\$890,600	