

Key: 2380

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.535

LEGAL

LAND

DETACHED

BUILDING

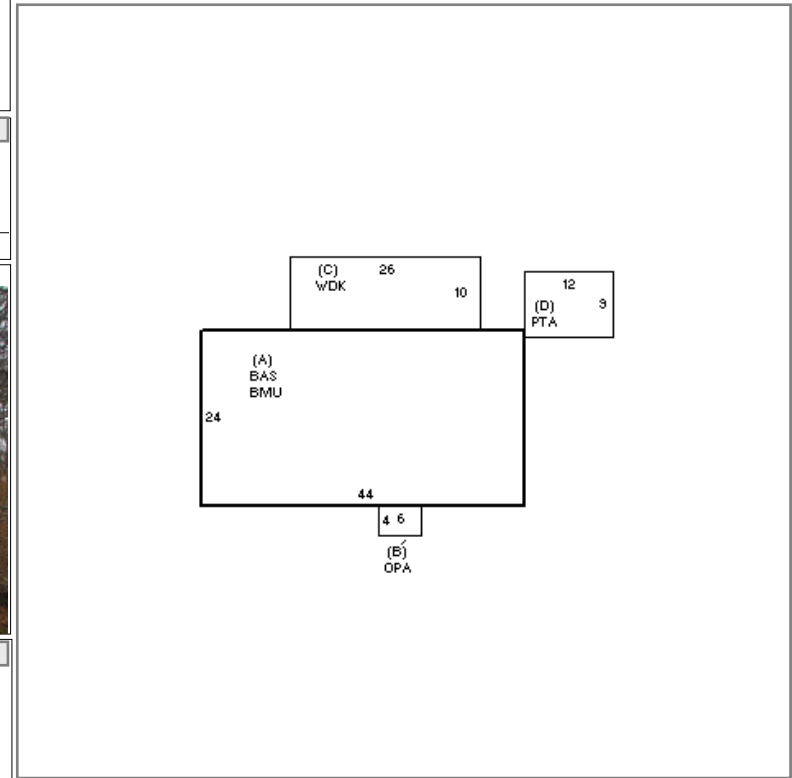
CURRENT OWNER		PARCEL ID	LOCATION			
VANBUSKIRK KAREN L 10 WAGON WHEEL LANE BREWSTER, MA 02631		5-82-0	10 WAGON WHEEL LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
VANBUSKIRK KAREN L		10/12/2010	F	1	24898-139	
VANBUSKIRK KAREN L		06/14/1996	QS	114,000	10255-289	

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	%
568	08/23/2006	7	ALTERATIONS	1,500	08/06/2007	JH	100	100
6	01/04/2001	5	OTHER	2,500			100	100
252	06/17/1993	5	OTHER	1,500			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,429	12	1.00	12L 1.00	A 1.00	219,200	2.75	A 1.00	R03 1.00		213,210

TOTAL	15,429 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	213,200	201,200
St Ind	BRIDLEPATH		BUILDING	264,300	249,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	477,500	450,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/6/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	12/17/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,056	DETAIL ADJ	1.000
\$NLA(RCN)	\$348	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,900	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,056		56.46	59,625
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,056	1973	261.29	275,922
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	24		50.00	1,200
ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	260		39.20	10,192
FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO	108		15.90	1,717
INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		4,447.00	4,447
HEATING/COOL	1	FORCED AIR	1.00		F11	O	FPL 1S 1OP	1		7,637.00	7,637
FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	367,055
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$264,300