

Key: 2388

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.543

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ARROYO RICHARD J & PRISCILLA A 27 WAGON WHEEL LANE BREWSTER, MA 02631				5-74-0				27 WAGON WHEEL LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ARROYO RICHARD J & PRISCI				09/01/1977	XX	5,500	2574-231				

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	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,500	12 1.00	12L 1.00	A 1.00	219,200	2.60	A 1.00	R03 1.00			215,670

DETAILED

TOTAL	16,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	215,700	203,500
St Ind	BRIDLEPATH		LAND	336,800	318,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	552,500	521,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2018	REF
MODEL	1		RESIDENTIAL	LIST	2/6/2018	REF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/17/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,780
NET AREA	1,596	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	912		84.82	77,359	CONDITION ELEM	CD
\$NLA(RCN)	\$293	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	912	1977	271.54	247,649	EXTERIOR	A
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	684	1977	187.52	128,267	INTERIOR	A
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	176			15.40	2,711	KITCHEN	A
ROOMS	7	1.00	FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	96			39.98	3,838	BATHS	A
BEDROOMS	5	1.00	INT FINISH	1	PLASTER	1.00										HEAT/ELEC	A
BATHROOMS	2	1.00	HEATING/COOL	1	FORCED AIR	1.00										EFF.YR/AGE	1977 / 46
FIXTURES	6	\$7,956	FUEL SOURCE	2	GAS	1.00										COND	28 28 %
GARAGE SPACES	0	1.00														FUNC	0
% BSMT FIN	0	1.00														ECON	0
# 1/2 BATHS	0	1.00														DEPR	28 % GD 72
# OF UNITS	1	1.00														RCNLD	\$336,800

