

Key: 2449

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.605

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
PREVOST JASON D & SALOME SUSAN M 77 WILDWOOD ROAD BREWSTER, MA 02631		5-99-0	77 WILDWOOD ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
PREVOST JASON D & SALOME		06/15/2017	QS	420,000	(213227)	
TRELEGAN JEFFREY P & NANC		08/01/1995	QS	117,000	(137886)	

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	%
986	12/06/2017	5	OTHER	2,900	06/13/2018	NF	100	100
	06/15/2017	15	SALE REVIEW	420,000	07/12/2018	JMG	100	100
486	09/12/2011	7	ALTERATIONS	67,000	03/21/2012	MR	100	100
632	10/05/2007	7	ALTERATIONS	2,100	09/30/2008	JH	100	100
614	09/28/2007	7	ALTERATIONS	20,000	03/20/2009	JH	100	100

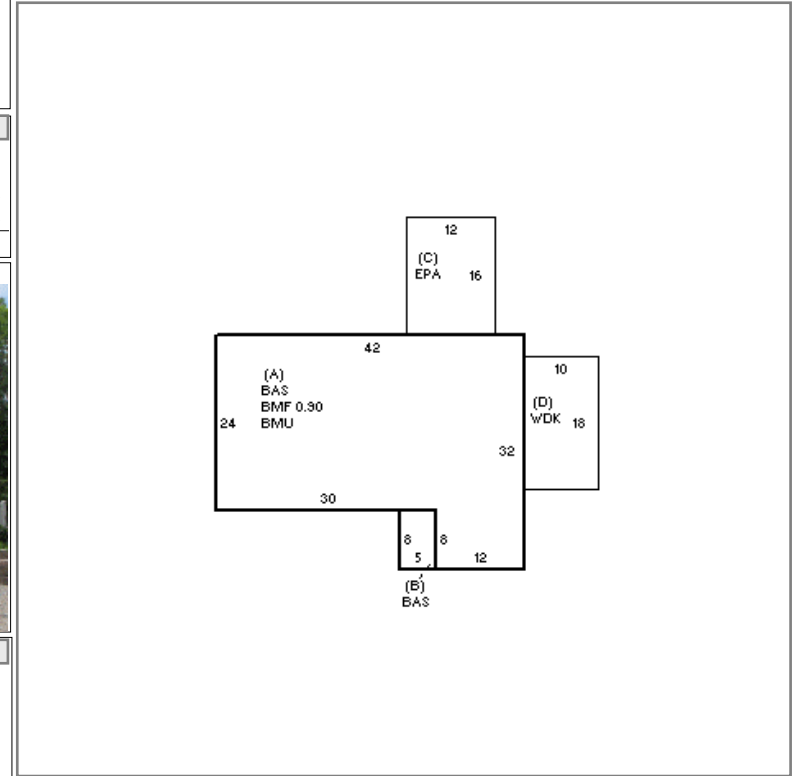
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,900	12	1.00	A	1.00	A	1.00	219,200	2.42	A	1.00	R03	1.00			218,410

TOTAL	17,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	218,400	206,100
St Ind	AVERAGE		BUILDING	374,400	353,600			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
			TOTAL	595,100	562,000			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X16	2007	160	20.77	2,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/30/2018	NF
MODEL	1		RESIDENTIAL	LIST	2/14/2018	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	12/16/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
PULL DOWN STAIRS TO ATTIC
BMF=FAMRM, BTHRM, 2 EXTRA RMS, FPL OPENING

G

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	451,084		
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,104		59.29	65,452	CONDITION ELEM	CD		
\$NLA(RCN)	\$394	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	994		37.38	37,155	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,104	1970	266.59	294,315	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	40	2011	266.60	10,664	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCLOSED PORCH	192		80.30	15,417	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	180		41.16	7,409	HEAT/ELEC	G		
				HEATING/COOL	11	HTWT/CL AIR	1.05	F12	O	FPL 1S 2OP	1			9,946.70	9,947				
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUTDOOR SHOWER	1			2,535.80	2,536				
																		EFF.YR/AGE	1999 / 24
																		COND	17 17 %
																		FUNC	0
																		ECON	0
																		DEPR	17 % GD 83
																		RCNLD	\$374,400