

Key: 2456

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.612

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  |  |  |  |  |  |  | PARCEL ID  |    |                  |  | LOCATION         |  |        |            | CLASS | CLASS%      | DESCRIPTION   |            |    | BN ID | BN  | CARD   |  |
|---|--|--|--|--|--|--|--|--|--|------------|----|------------------|--|------------------|--|--------|------------|-------|-------------|---------------|------------|----|-------|-----|--------|--|
| HERNANDEZ JULIO I & RITA I<br>31 DRAPER ROAD<br>WAYLAND, MA 01778 |  |  |  |  |  |  |  |  |  | 5-98-0     |    |                  |  | 63 WILDWOOD ROAD |  |        |            | 1010  | 100         | SINGLE FAMILY |            |    |       | 1   | 1 of 1 |  |
| TRANSFER HISTORY  |  |  |  |  |  |  |  |  |  | DOS        | T  | SALE PRICE       |  | BK-PG (Cert)     |  | PMT NO | PMT DT     | TY    | DESC        | AMOUNT        | INSP       | BY | 1st   | %   |        |  |
| HERNANDEZ JULIO I & RITA  |  |  |  |  |  |  |  |  |  | 04/12/2012 | QS | 312,000 (196795) |  |                  |  | 205    | 03/29/2012 | 7     | ALTERATIONS | 15,000        | 01/29/2013 | SF | 100   | 100 |        |  |
| MUNSON DONALD ESTATE OF   |  |  |  |  |  |  |  |  |  | 04/07/2006 | J  | 145,700 (179729) |  |                  |  | 319    | 08/05/2009 | 7     | ALTERATIONS | 3,000         | 12/30/2010 | JH | 100   | 100 |        |  |
| MUNSON DONALD & MUNSON SC   |  |  |  |  |  |  |  |  |  | 02/08/2006 | A  | 100 (179230)     |  |                  |  |        |            |       |             |               |            |    |       |     |        |  |

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |  |  |  |  |  |  |         |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|--|--|--|--|---------|
| 100 | S | 20,300   | 12   | 1.00   | A    | 1.00     | A   | 1.00 | 219,200 | 2.19 | A          | 1.00      | R03 | 1.00 |  |  |  |  |  |  |  |  | 223,470 |

| TOTAL | 20,300 SF | ZONING | RM      | FRNT | 0       | ASSESSED | LAND 223,500<br>BUILDING 351,000<br>DETACHED 0<br>OTHER 0<br>TOTAL 574,500 | CURRENT  | 223,500<br>351,000<br>0<br>0<br>574,500 | PREVIOUS | 210,800<br>336,200<br>0<br>0<br>547,000 |       |   |       |         |          |         |
|-------|-----------|--------|---------|------|---------|----------|--|----------|---|----------|---|-------|---|-------|---------|----------|---------|
| Nbhd  | NBHD 12   | St Ind | AVERAGE | Infl | AVERAGE | LAND     | 223,500  | BUILDING | 351,000                                 | DETACHED | 0                                       | OTHER | 0 | TOTAL | 574,500 | PREVIOUS | 547,000 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BLDG COMMENTS |
|---------------|
|               |

| BUILDING | CD | ADJ  | DESC            | MEASURE | 1/30/2018 | NF  |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 2/14/2008 | REO |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 11/7/2018 | TD  |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |           |     |

| YEAR BLT      | 1970  | SIZE ADJ   | 1.000        | ELEMENT    | CD          | DESCRIPTION | ADJ   | S    | BAT | T           | DESCRIPTION     | UNITS           | YB   | ADJ PRICE | RCN     |         |
|---------------|-------|------------|--------------|------------|-------------|-------------|-------|------|-----|-------------|-----------------|-----------------|------|-----------|---------|---------|
| NET AREA      | 1,729 | DETAIL ADJ | 1.000        | FOUNDATION | 4           | FLR & WALL  | 1.00  | A    | BMU | N           | BSMT UNFINISHED | 988             |      | 60.18     | 59,458  |         |
| \$NLA(RCN)    | \$290 | OVERALL    | 1.020        | EXT COVER  | 1           | WD SHINGLE  | 1.00  | A    | BAS | L           | BASE AREA       | 988             | 1970 | 271.54    | 268,286 |         |
| CAPACITY      |       |            | UNITS        | ADJ        | ROOF SHAPE  | 1           | GABLE | 1.00 | A   | USF         | L               | UPPER STORY FIN | 741  | 1970      | 187.52  | 138,956 |
| STORIES       | 1.75  | 1.00       | ROOF COVER   | 1          | ASPH/CMP SH | 1.00        | B     | WDK  | N   | WOOD DECK   | 264             |                 |      | 39.98     | 10,556  |         |
| ROOMS         | 6     | 1.00       | FLOOR COVER  | 1          | HARDWOOD    | 1.00        |       | BMG  | O   | BSMT GARAGE | 1               |                 |      | 4,535.90  | 4,536   |         |
| BEDROOMS      | 2     | 1.00       | INT FINISH   | 2          | DRYWALL     | 1.00        |       | F21  | O   | FPL 2S 1OP  | 1               |                 |      | 10,354.00 | 10,354  |         |
| BATHROOMS     | 2     | 1.00       | HEATING/COOL | 2          | HOT WATER   | 1.00        |       |      |     |             |                 |                 |      |           |         |         |
| FIXTURES      | 7     | \$9,282    | FUEL SOURCE  | 1          | OIL         | 1.00        |       |      |     |             |                 |                 |      |           |         |         |
| GARAGE SPACES | 1     | 1.00       |              |            |             |             |       |      |     |             |                 |                 |      |           |         |         |
| % BSMT FIN    | 0     | 1.00       |              |            |             |             |       |      |     |             |                 |                 |      |           |         |         |
| # 1/2 BATHS   | 0     | 1.00       |              |            |             |             |       |      |     |             |                 |                 |      |           |         |         |
| # OF UNITS    | 1     | 1.00       |              |            |             |             |       |      |     |             |                 |                 |      |           |         |         |

| TOTAL RCN      | 501,427    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | G          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT/ELEC      | A          |
| EFF.YR/AGE     | 1973 / 50  |
| COND           | 30 30 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 30 % GD 70 |
| RCNLD          | \$351,000  |

