

Key: 2458

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.614

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION															
ZELLER ANTHONY R & LAUREN D 74 WILDWOOD ROAD BREWSTER, MA 02631				5-13-0				74 WILDWOOD ROAD															
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)															
ZELLER ANTHONY R & LAUREN				04/15/2009	QS	265,000 (188348)																	
BAYER CAROL L & SERRANO R				05/01/1996	H	100 (140510)																	
BAYER CAROL				05/01/1996	A	100 N/A-N/A																	
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	20,700	12	1.00	A	1.00	A	1.00	219,200	2.15	A	1.00	R03	1.00									224,390

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	%
23-178	03/08/2023	7	ALTERATIONS	29,200	06/07/2024	TCK	100	100
748	10/02/2015	7	ALTERATIONS	9,172	05/10/2016	WFF	100	100
917	11/06/2014	7	ALTERATIONS	8,666	06/23/2015	MW	100	100
169	03/30/2006	7	ALTERATIONS	6,900	07/13/2007	JH	100	100
174	04/16/2004	3	OUT BUILDING	1,650			100	100

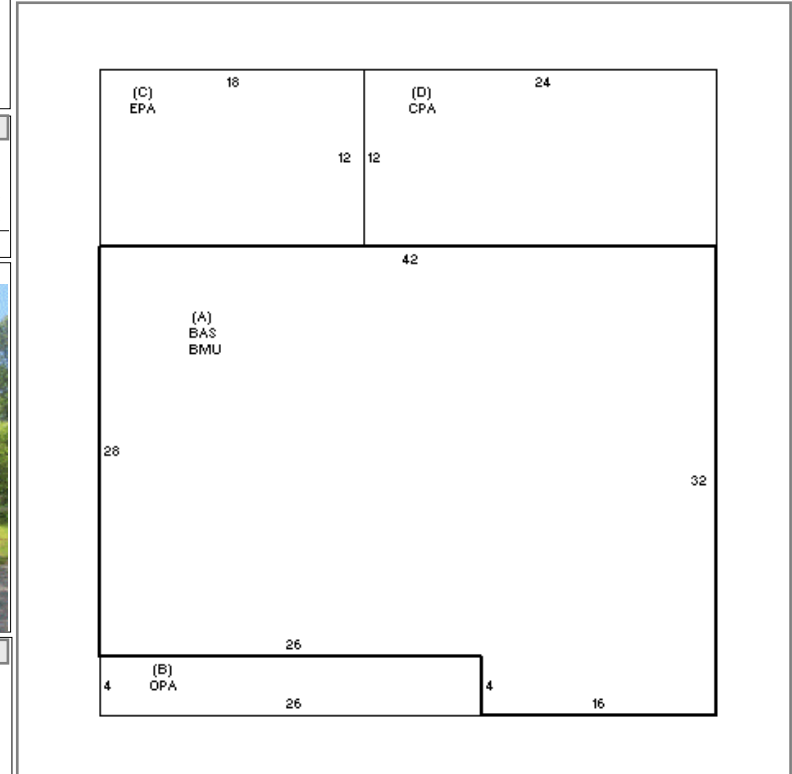
LAND

TOTAL	20,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	224,400	211,700
St Ind	AVERAGE		BUILDING	298,000	281,400			
Infl	AVERAGE		DETACHED	1,700	1,700			
			OTHER	0	0			
						<b>TOTAL</b>	<b>524,100</b>	<b>494,800</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X12	2004	96	22.01	1,700



BUILDING	CD	ADJ	DESC	MEASURE	1/30/2018	NF
MODEL	1		RESIDENTIAL	LIST	7/13/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



DET  
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YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,240	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$334	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	6	1.00		FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOL	2	HOT WATER	1.00
FIXTURES	6	\$7,800		FUEL SOURCE	1	OIL	1.00
GARAGE SPACES	0	1.00					
% BSMT FIN	0	1.00					
# 1/2 BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,240		54.34	67,380
A	BAS	L	BASE AREA	1,240	1977	246.50	305,660
B	OPA	N	OPEN PORCH	104		50.00	5,200
C	EPA	N	ENCLOSED PORCH	216		72.45	15,649
D	CPA	N	CAR PORT	288		15.90	4,579
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	413,905	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE		1977 / 46	
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			\$298,000