

Key: 2468

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.625

LEG
A
L


L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION				
COYLE GINA MARIE 146 WILDWOOD ROAD BREWSTER, MA 02631				4-14-0				146 WILDWOOD ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
COYLE GINA MARIE				09/22/2023	QS	699,000	(234000)					
MONTEJO SAMUEL L & JOANNE				04/20/2017	F		(212664)					
MONTEJO SAMUEL L & SMITH				03/11/2009	A	100	(188096)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,300	12	1.00	A	1.00	A	1.00	R03	1.00		244,580

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	%
	09/22/2023	15	SALE REVIEW	699,000	06/11/2024	JMG	100	100
22-940	11/09/2022	7	ALTERATIONS	31,240	06/07/2024	TCK	100	100
639	08/18/2022	7	ALTERATIONS	1,433	03/23/2023	TCK	100	100
103	02/23/2015	7	ALTERATIONS	25,000	06/23/2015	MW	100	100
286	04/11/2014	3	OUT BUILDING	500	05/10/2016	WFF	100	100

D
E
T
A
C
H
E
D

TOTAL	30,300 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	244,600	230,800
St Ind	AVERAGE		LAND	327,800	293,900			
Infl	AVERAGE		DETACHED	2,600	2,600			
			OTHER	0	0			
						TOTAL	575,000	527,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 8X10		80	22.01	900	06/14/2024 
PTD	A	1.00	50 0.50 14X14		196	8.55	800	
SHF	A	1.00	30 0.70 7X8	2014	56	22.01	900	



BUILDING	CD	ADJ	DESC	MEASURE	1/25/2018	NF
MODEL	1		RESIDENTIAL	LIST	6/11/2024	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
ODS is on Detached Shed

B
U
I
L
D
I
N
G

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,196	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$361	OVERALL	1.010	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	1	HARDWOOD	1.00
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOL	15	HTWT+DCTLS AC	1.01
FIXTURES	7	\$9,191		FUEL SOURCE	1	OIL	1.00
GARAGE SPACES	2	1.00					
% BSMT FIN	40	1.00					
# 1/2 BATHS	0	1.00					
# OF UNITS	1	1.00					

(B)
WDK
24

12

(A)
BAS
BMF 0.40
BMU

26

46

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	431,368
A	BMU	N	BSMT UNFINISHED	1,196		57.03	68,205		
A	BMF	N	BSMT FINISH	478		40.74	19,473		
A	BAS	L	BASE AREA	1,196	1973	256.43	306,695		
B	WDK	N	WOOD DECK	288		39.59	11,403		
	BMG	O	BSMT GARAGE	2		3,124.45	6,249		
	F11	O	FPL 1S 1OP	1		7,713.40	7,713		
	ODS	O	OUTDOOR SHOWER	1		2,439.20	2,439		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76

RCNLD	\$327,800
-------	-----------