Key: 2648

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,816

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NAUSET INC CAPE ABILITIES INC 895 MARY DUNN ROAD HYANNIS, MA 02601	25-68-0	223 A P NEWCOMB ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NAUSET INC	11/04/1999	K	177,900	12648-036
BOYD DONALD W JR REV TRUS	10/09/1996	F	100	10430-012
DONALD W JR & LILIANA M B	10/20/1993	QS	138,000	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9510	100	OTHER		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	02/29/2024	20	3ABC				0	0
23-841	08/08/2023	7	ALTERATIONS	5,250	05/17/2024	PJK	100	100
	02/28/2019	20	3ABC				0	0
	02/20/2018	20	3ABC				0	0
534	07/16/2015	7	ALTERATIONS	2,000	04/07/2016	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,750	12 1.00	12M 1.00	A 1.00	252,080	2.34	A 1.00	RM5 1.15			253,410

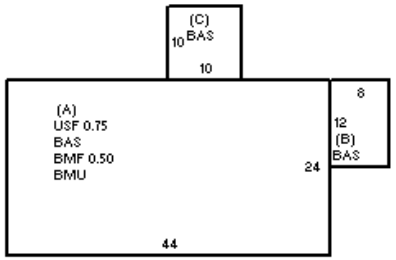
TOTAL	18,750 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	STONYBROOK				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	253,400	239,100
BUILDING	423,700	405,600
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**678,200**	**645,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			72	22.01	1,100

PHOTO 04/07/2016



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/23/1989	RD
LIST	10/23/1989	EST
REVIEW	4/15/2016	ER

BLDG COMMENTS

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,044	DETAIL ADJ	1.000
$NLA(RCN)	$284	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,608
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,056		57.59	60,818
A	BMF	N	BSMT FINISH	528		41.14	21,723
A	USF	L	UPPER STORY FIN	792	1973	187.53	148,520
+	BAS	L	BASE AREA	1,252	1973	251.43	314,790
	WDK	N	WOOD DECK	340		39.98	13,595
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	580,408
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT/ELEC	

EFF.YR/AGE	1980 / 43	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$423,700