

Key: 2913

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.095

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STRACCO PAUL & HELENE A P O BOX 333 BREWSTER, MA 02631				56-25-0				170-172 HARWICH ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
STRACCO PAUL & HELENE A				11/20/1974	XX			2121-335			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2025-19		13	SPLIT/SUB/LA		07/26/2024	JMG	100	100
859	12/01/2022	7	ALTERATIONS	7,124	03/28/2023	TCK	100	100
707	08/01/2019	7	ALTERATIONS	12,000	07/07/2020	MR	100	100
1085	12/22/2015	7	ALTERATIONS	1,400	04/13/2016	WFF	100	100
		12	CYCLICAL NON		02/21/2013	MR	100	100

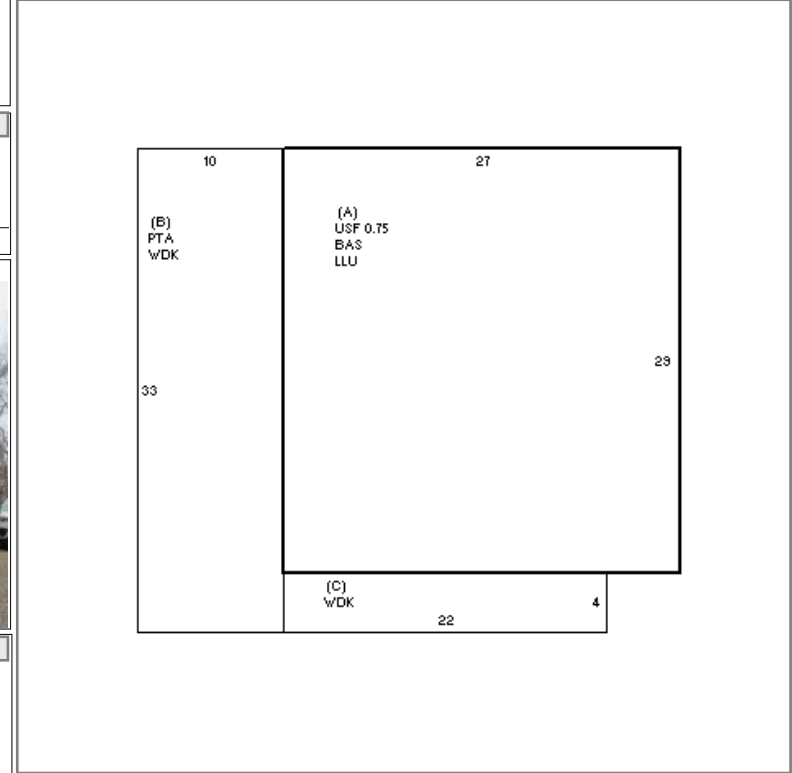
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	22,321	12	1.00	12D	1.00	A	1.00	219,200	2.03	A	1.00	RM4	1.00		227,630

TOTAL	22,321 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NEW HSE # 172 OLD HOUSE # 174 PER A ROME' BFD 11/30/11 New house #170 older house #172 per CHIEF MORAN 2/23/16	LAND	227,600	205,800			
St Ind	HARWICH ROAD		BUILDING	393,000	375,300			
Infl	AVERAGE		DETACHED	1,600	1,600			
			OTHER	120,400	113,700			
			TOTAL	742,600	696,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70 13X22		286	8.10	1,600



BLDG COMMENTS
#170 MODULAR



BUILDING	CD	ADJ	DESC	MEASURE	4/2/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/21/2013	MR
STYLE	4	1.02	CAPE [100%]	REVIEW	4/10/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	441,602		
NET AREA	1,370	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	783		87.96	68,877	CONDITION ELEM	CD		
\$NLA(RCN)	\$322	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	783	2011	296.69	232,306	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	587	2011	189.44	111,200	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	418		39.98	16,714	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	B	PTA	N	PATIO	330		13.79	4,549	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00		HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2011 / 12
																		COND	11 11 %
																		FUNC	0
																		ECON	0
																		DEPR	11 % GD 89
																		RCNLD	\$393,000

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CURRENT OWNER		PARCEL ID	LOCATION			
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

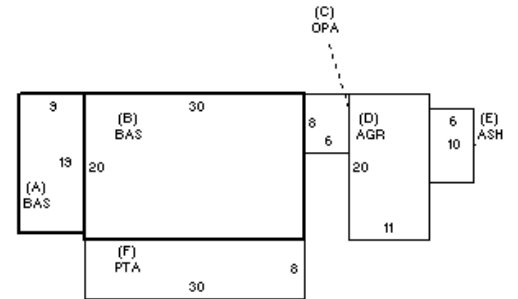
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	120,400	
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/2/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/21/2013	MR
STYLE	1	1.00	RANCH [100%]	REVIEW	4/10/2023	EMZ
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
#172 NO STOVE IN KITCHEN

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	200,686				
NET AREA	771	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	771	1953	235.60	181,651	CONDITION ELEM	CD				
\$NLA(RCN)	\$260	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	C	OPA	N	OPEN PORCH	48		40.50	1,944	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	220		35.61	7,834	INTERIOR	A				
				ROOF COVER	1	ASPH/CMP SH	1.00	E	ASH	N	ATT SHED	60		22.65	1,359	KITCHEN	A				
				FLOOR COVER	5	VINYL	1.00	F	PTA	N	PATIO	240		11.59	2,782	BATHS	A				
				INT FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP				0.00		HEAT/ELEC	A				
				HEATING/COOL	5	ELECTRIC BB	1.00	ODS	O	OUTDOOR SHOWER	1		1,956.20	1,956							
				FUEL SOURCE	3	ELECTRIC	0.95														
																		EFF.YR/AGE	1953 / 70		
																		COND	40 40 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	40	% GD	60
																		RCNLD	\$120,400		