

Key: 2926

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.107

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
HUGHES JOSEPH L III 246 HARWICH ROAD BREWSTER, MA 02631		56-53-0		246 HARWICH ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HUGHES JOSEPH L III		09/16/1996	S	92,000	10389-084

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 %
288	04/24/2012	7	ALTERATIONS	2,829	01/29/2013	MR	100 100
705	12/20/1996	2	ADD	30,000	06/02/1999	JB	100 100

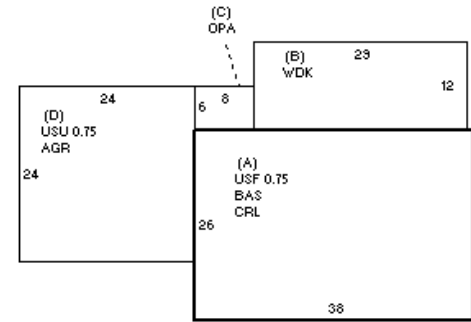
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12D	1.00	A	1.00	219,200	1.00	A	1.00	RM4	1.00		303,350
300	A	1,483	12	1.00	12D	1.00	A	1.00	12,000	1.00	A	1.00	RM4	1.00		17,800

TOTAL	2.860 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	321,200	303,000			
St Ind	HARWICH ROAD		BUILDING	309,600	292,400			
Infl	AVERAGE		DETACHED	300	300			
			OTHER	0	0			
			TOTAL	631,100	595,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20 8X12		64	22.01	300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/4/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/3/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/27/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1946	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	516,071		
NET AREA	1,729	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	CRL	N	BSMT CRAWL	988		27.34	27,008	CONDITION ELEM	CD		
\$NLA(RCN)	\$298	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	988	1946	271.54	268,286	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	741	1946	187.52	138,956	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	348		39.99	13,915	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	48		51.00	2,448	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	576		38.69	22,284	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	D	USU	N	UPPER STORY UNF	432		57.56	24,866				
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354				
																		EFF.YR/AGE	1946 / 77
																		COND	40 40 %
																		FUNC	0
																		ECON	0
																		DEPR	40 % GD 60
																		RCNLD	\$309,600