**Key: 3133**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,330

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| WALKIEWICZ ROBERT P & | 66-42-0 | 128 TOWER HILL CIRCLE |
| BYERS DIANE M | | |
| 128 TOWER HILL CIRCLE | | |
| BREWSTER, MA 02631 | | |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| WALKIEWICZ ROBERT P & | 06/30/2016 | QS | 430,000 | 29766-251 |
| RYAN MARY ANNE | 11/24/2012 | F | | 9131-34 |
| RYAN STEPHEN E & MARY AN | 04/04/1994 | QS | 150,000 | 9131-034 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

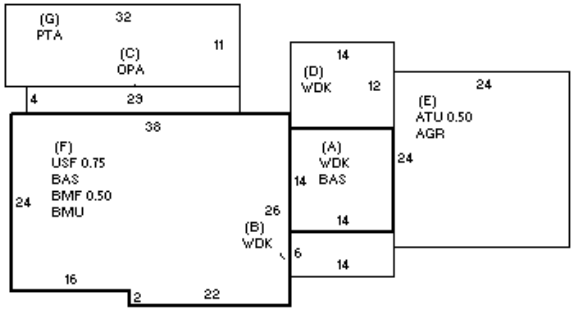
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 283 | 04/13/2017 | 5 | OTHER | 3,500 | 06/12/2018 | NF | 100 | 100 |
| 297 | 05/22/2008 | 7 | ALTERATIONS | 7,500 | 03/11/2009 | JH | 100 | 100 |
| NP | | 12 | CYCLICAL NON | | 02/15/2007 | JH | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 16,580 | 13 1.00 | A 1.00 | A 1.00 | 219,200 | 2.59 | A 1.00 | R02 1.00 | | | 215,850 |

| TOTAL | 16,580 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 13 | NOTE | | | |
| St Ind | AVERAGE | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 215,900 | 203,600 |
| BUILDING | 460,000 | 440,000 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **675,900** | **643,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 05/02/2019

BLDG COMMENTS

## 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 | 5/2/2019 | NF |
| LIST | 5/2/2019 | EST |
| REVIEW | 12/31/2019 | MR |

| | | | |
|---|---|---|---|
| YEAR BLT | 1984 | SIZE ADJ | 1.000 |
| NET AREA | 1,869 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $320 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $7,956 |
| GARAGE SPACES | 2 | 1.00 |
| % BSMT FIN | 50 | 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 | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,152 | 1984 | 258.97 | 298,337 |
| + | WDK | N | WOOD DECK | 448 | | 39.98 | 17,913 |
| C | OPA | N | OPEN PORCH | 116 | | 51.00 | 5,916 |
| E | AGR | N | ATT GARAGE | 576 | | 38.69 | 22,284 |
| E | ATU | N | ATTIC UNF | 288 | | 54.47 | 15,687 |
| F | BMU | N | BSMT UNFINISHED | 956 | | 60.18 | 57,532 |
| F | BMF | N | BSMT FINISH | 478 | | 41.14 | 19,666 |
| F | USF | L | UPPER STORY FIN | 717 | 1984 | 187.52 | 134,455 |
| G | PTA | N | PATIO | 352 | | 13.78 | 4,852 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,354.00 | 10,354 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,463.30 | 2,463 |

| TOTAL RCN | 597,415 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1987 / 36 |
| COND | 23 23 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 23 % GD 77 |
| RCNLD | $460,000 |