

Key: 340

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 354

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CURRENT OWNER		PARCEL ID		LOCATION								
OCEANS SEVEN ASSOCIATES LLC 33 GORDON ROAD WABAN, MA 02468		58-69-0		170 THE CHANNEL WAY								
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
OCEANS SEVEN ASSOCIATES L		09/05/2007	V	1,600,000	22312-160							
KOCH DONALD T TRUSTEE		08/20/2003	F	1 17496-189								
KOCH BARBARA N		08/30/1979	XX	33,000	2974-337							
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,550 4	1.00	4A	1.00	A	1.00	1,139,840	2.73	A	1.00	BG+ 5.20
350	A	0.241 4	1.00	4A	1.00	A	1.00	2,100	1.00	A	1.00	TWP 1.00

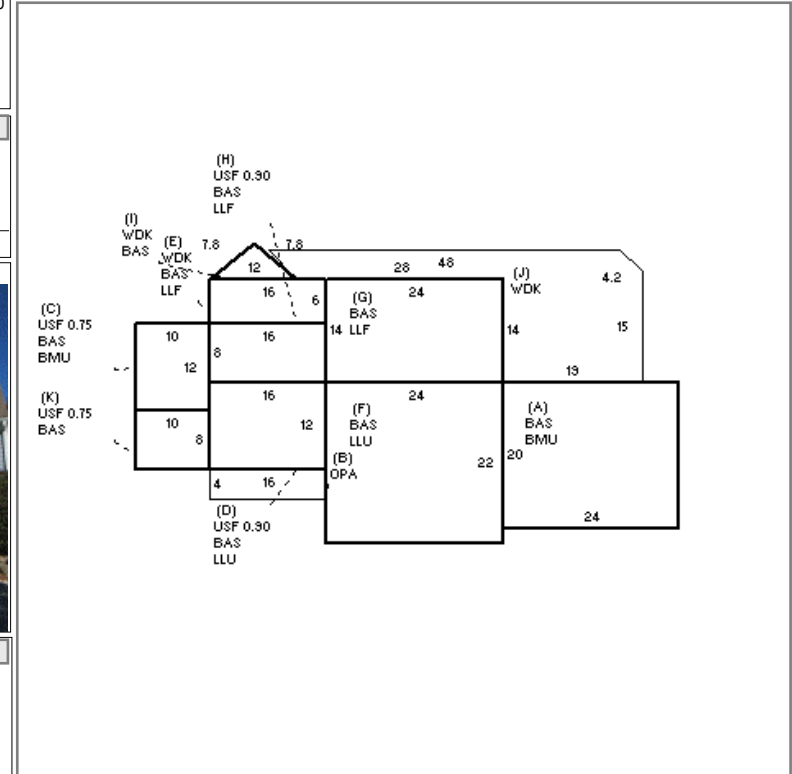
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
1075	12/16/2013	7	ALTERATIONS	5,200	05/29/2015	MW	100 100
1023	12/03/2013	7	ALTERATIONS	4,000	08/06/2014	RJM	100 100
722	08/29/2013	7	ALTERATIONS	5,500	08/06/2014	RJM	100 100
273	05/13/2008	2	ADD		03/10/2009	JH	100 100
1	01/03/2008	7	ALTERATIONS	35,000	03/10/2009	JH	100 100

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TOTAL	26,060 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 4	N O T E				LAND	1,110,700	1,047,800
St Ind	THE CHANNEL		LAND	1,071,900	1,012,200			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
			OTHER	0	0			
			TOTAL	2,182,600	2,060,000			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/08/2020
									



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BUILDING	CD	ADJ	DESC	MEASURE	10/8/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/8/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/15/2021	MR
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1992	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,307,161	
NET AREA	2,988	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	600		114.65	68,792	CONDITION ELEM	CD	
\$NLA(RCN)	\$437	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	OPA	N	OPEN PORCH	64		85.76	5,489	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	438	1992	318.55	139,524	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	+	LLU	N	LOWER LEVEL UNF	720		147.92	106,500	KITCHEN	A	
				FLOOR COVER	3	W/W CARPET	1.00	E	LLF	L	LOWER LEVEL FIN	96	2008	234.57	22,519	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	+	LLF	L	LOWER LEVEL FIN	464	1992	234.57	108,842	HEAT/ELEC	A	
				HEATING/COOL	9	WARM/CL AIR	1.03	I	BAS	L	BASE AREA	30	2008	388.94	11,668			
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	584		67.24	39,266			
																	EFF.YR/AGE	1997 / 26
																	COND	18 18 %
																	FUNC	0
																	ECON	0
																	DEPR	18 % GD 82
																	RCNLD	\$1,071,900