

Key: 3412

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.623

LEG
AL
LAND

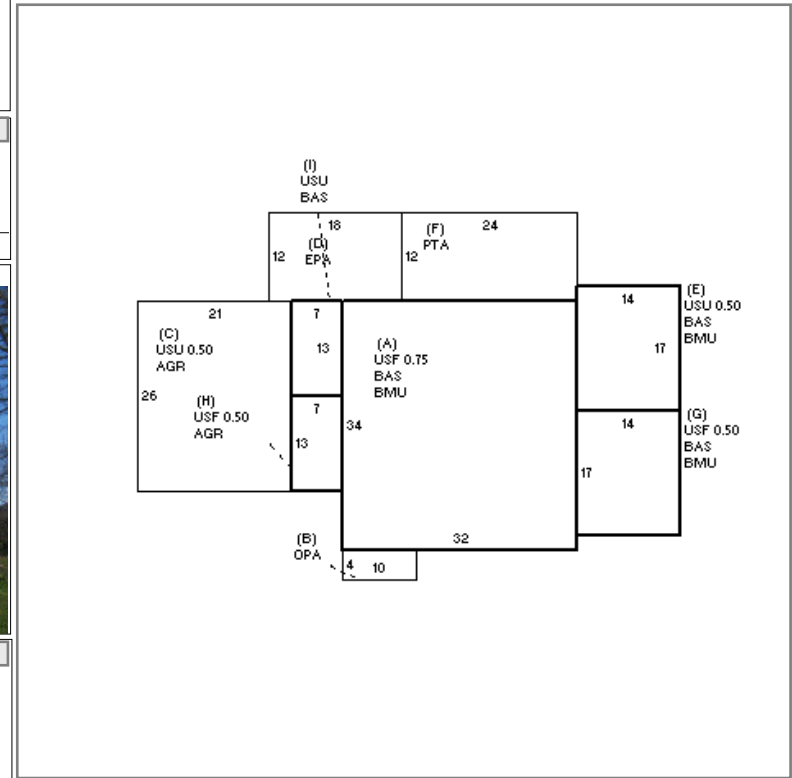
CURRENT OWNER				PARCEL ID				LOCATION			
DAVIS WENDY R & GRAHAM KELLIE A 10 HORSESHOE WAY BREWSTER, MA 02631				88-40-0				10 HORSESHOE WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAVIS WENDY R & GRAHAM KE				04/25/2018	QS	570,000	31220-137				
COCCHI BERNARD A TRUSTEE				03/12/2001	F		13627-175				
COCCHI BERNARD A & THERES				12/30/1970	XX		1495-278				

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	%
24-17	01/08/2024	7	ALTERATIONS	3,285				0 0
583	06/17/2021	7	ALTERATIONS	6,200	04/20/2022	TCK	100	100
518	08/13/2020	7	ALTERATIONS	6,400	12/16/2020	TCK	100	100
	04/24/2018	15	SALE REVIEW	570,000	03/14/2019	JMG	100	100
177	03/05/2018	7	ALTERATIONS	1,500	07/12/2019	TCK	100	100

DE
TACH
ED

TOTAL	24,031 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	265,700	250,700
St Ind	LUND FARM		BUILDING	761,300	727,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,027,000	978,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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G

BUILDING	CD	ADJ	DESC	MEASURE	12/16/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/9/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	4/29/2022	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1998	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	928,463
NET AREA	2,636	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,564		65.65	102,674		
\$NLA(RCN)	\$352	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	981	1998	226.99	222,680		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	40		62.37	2,495		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	546		48.39	26,419		
				FLOOR COVER	1	HARDWOOD	1.00	+	USU	N	UPPER STORY UNF	483		70.39	33,999		
				INT FINISH	2	DRYWALL	1.00	D	EPA	N	ENCLOSED PORCH	216		90.37	19,521		
				HEATING/COOL	9	WARM/CL AIR	1.03	F	PTA	N	PATIO	288		17.85	5,141		
				FUEL SOURCE	2	GAS	1.00	H	AGR	N	ATT GARAGE	91		55.91	5,088		
								+	BAS	L	BASE AREA	1,655	1998	295.18	488,531		
									GFP	O	GAS FIREPLACE	1		3,899.40	3,899		
																EFF.YR/AGE	1998 / 25
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$761,300