

Key: 3516

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.727

LEG
A
L

L
A
N
D

CURRENT OWNER		PARCEL ID		LOCATION	
O'NEILL BARRY E & VIGRA-O'NEILL ANN M TRUSTEES O'NEILL FAMILY TRUST 116 NORTH POND DRIVE BREWSTER, MA 02631		89-66-0		116 NORTH POND DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
O'NEILL BARRY E & VIGRA-O FERRY WILLIAM R TRUSTEE		07/17/2020	QS	575,000	33079-84
FERRY WILLIAM R & CHRISTI		04/09/2010	DC	24473-169	
		04/16/1996	QS	185,000	10152-285

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	%
56	01/22/2021	7	ALTERATIONS	13,250	04/20/2022	TCK	100	100
	07/17/2020	15	SALE REVIEW	575,000	02/21/2021	JMG	100	100
856	10/20/2014	7	ALTERATIONS	4,300	06/05/2015	MW	100	100
		12	CYCLICAL NON		04/29/2013	SF	100	100
750	12/07/1994	5	OTHER	5,000	05/28/1996	JB	100	100

L
A
N
D

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,890	13	1.00	13M 1.00	A	1.00	260,300	1.81	5	0.95	PV6 1.25	279,530

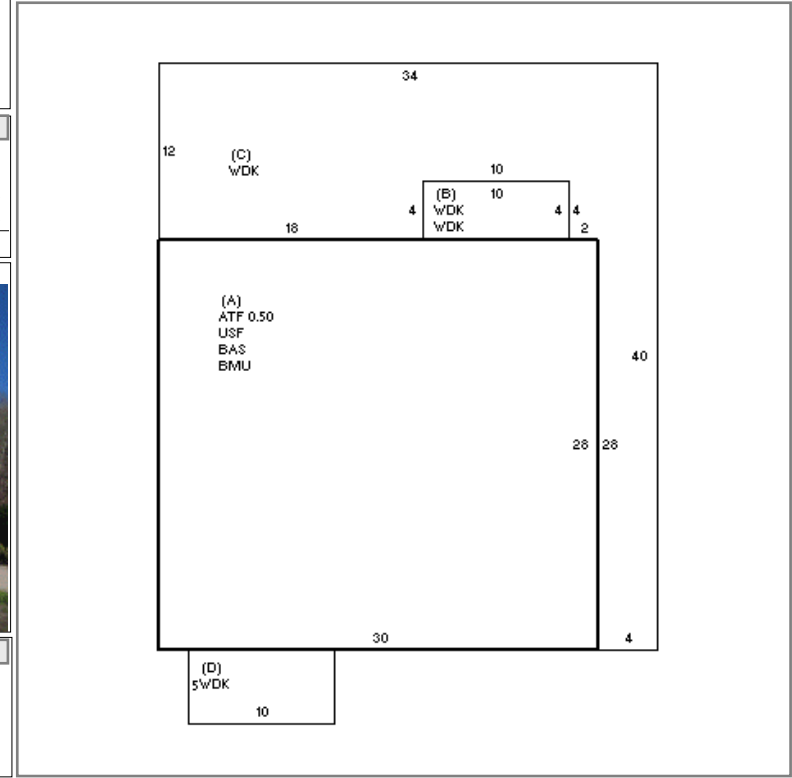
TOTAL	25,890 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	POND VIEW T=ADJ FOR PARKING EASEMENT 20X90			LAND	279,500	263,700
St Ind	LUND FARM		BUILDING	589,900	557,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	869,400	820,800

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
NO HEAT IN FIN ATTIC/ GAS BY PROPANE HEARTH FOR WOOD STOVE



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	12/29/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/17/2013	SF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	4/29/2022	MR
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	662,778
NET AREA	1,680	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		76.46	64,230		
\$NLA(RCN)	\$395	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	840	1995	357.80	300,552		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	840	1995	235.84	198,101		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	ATF	N	ATTIC FINISH	420		99.79	41,913		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	610		50.80	30,990		
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		4,009.20	8,018		
				HEATING/COOL	9	WARM/CL AIR	1.03		GFP	O	GAS FIREPLACE	1		4,051.30	4,051		
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		3,129.80	3,130		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	V
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2011 / 12
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	11 % GD 89
																RCNLD	\$589,900