

Key: 428

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 450

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
BECK VON PECCOZ CHARLES M JR & BYERS MATTHEW E 26 OAKLAND CIRCLE WELLESLEY, MA 02481		69-68-0	64 STUART STREET		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BECK VON PECCOZ CHARLES M		12/07/2018	QS	620,000	31712-75
KAHRS CATHERINE		12/15/1993	A	1 8946-203	

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	%
NP	12/07/2018	15	SALE REVIEW	620,000	07/25/2019	JMG	100	100
		12	CYCLICAL NON		09/28/2007	JH	100	100

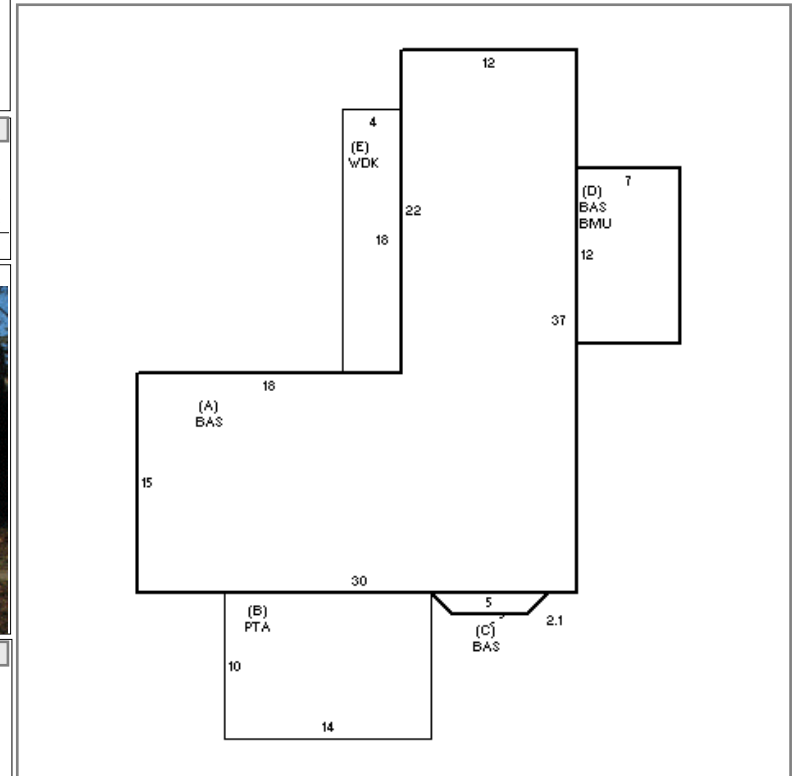
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,680	5	1.00	A	1,139,840	2.34	A	1.00	BGD	5.20	1,145,070

TOTAL	18,680 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	1,145,100	1,080,300
St Ind	AVERAGE		LAND	124,800	117,900			
Infl	AVERAGE		DETACHED	2,600	2,600			
			OTHER	0	0			
						TOTAL	1,272,500	1,200,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X18		180	20.77	2,600



BUILDING	CD	ADJ	DESC	MEASURE	10/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	7/10/2008	DHT
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	12/31/2020	MR
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	808	DETAIL ADJ	1.000
\$NLA(RCN)	\$241	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,071	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	808	1930	217.41	175,670
B	PTA	N	PATIO	140		12.52	1,753
D	BMU	N	BSMT UNFINISHED	84		52.64	4,422
E	WDK	N	WOOD DECK	72		30.87	2,222
	F11	O	FPL 1S 1OP	1		6,014.10	6,014
	ODS	O	OUTDOOR SHOWER	1		1,901.80	1,902

TOTAL RCN	195,054
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1961 / 62
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$124,800