

Key: 4565

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.776

LEGAL

LAND

DETACHED

BUILDING

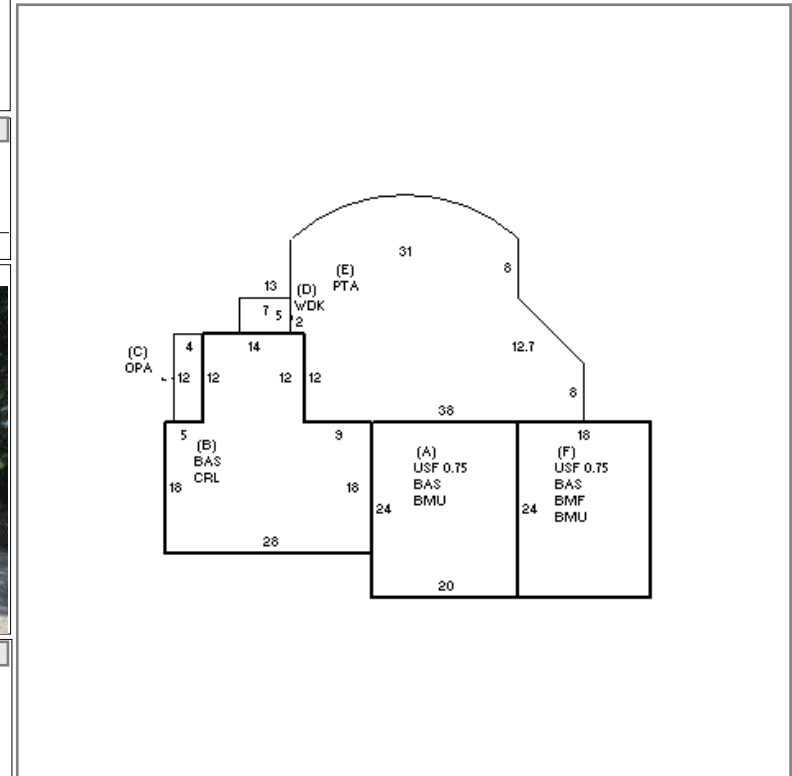
CURRENT OWNER		PARCEL ID		LOCATION	
WYCKOFF FREDERICK A. & DIANE PRETE TRUSTEES		101-127-0		264 KING PHILIP ROAD	
264 KING PHILIP ROAD BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T
		WYCKOFF FREDERICK A. & DIANE PRETE	04/08/2021	F	10
		WYCKOFF FREDERICK A III	08/10/2010	QS	295,000
		GILBERT M VIRGINIA ESTATE	09/23/1985	A	1

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 %
792	09/09/2019	7	ALTERATIONS	75,000	07/09/2020	TCK	100 100
103	02/19/2016	7	ALTERATIONS	150,000	02/24/2017	NF	100 100
52	01/22/2015	7	ALTERATIONS	25,000	04/18/2016	WFF	100 100
		12	CYCLICAL NON		03/28/2013	SF	100 100
107	03/22/2011	2	ADD	46,000	03/06/2012	MR	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,240	13	1.00	A	219,200	2.39	A	1.00	R02	1.00	219,190

TOTAL	18,240 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	219,200	206,800			
St Ind	AVERAGE		BUILDING	640,800	611,600			
Infl	AVERAGE		DETACHED	4,200	4,200			
			OTHER	0	0			
			TOTAL	864,200	822,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2016	120	21.39	2,300
SHF	A	1.00	10 0.90 8X12	2019	96	22.01	1,900



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2017	NF
MODEL	1		RESIDENTIAL	LIST	3/16/2012	MR
STYLE	4	1.02	CAPE [100%]	REVIEW	7/29/2020	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
 BMF=FAMRM/BR/BATH (AIRCONDITIONED)
 INFO AT DOOR (7/9/20)

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	653,928		
NET AREA	2,268	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	912		60.18	54,884	CONDITION ELEM	CD		
\$NLA(RCN)	\$288	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	912	1984	246.40	224,718	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	684	2011	187.52	128,267	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	CRL	N	BSMT CRAWL	672		28.87	19,398	KITCHEN	E		
				FLOOR COVER	1	HARDWOOD	1.00	B	BAS	L	BASE AREA	672	2016	246.40	165,582	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	48		51.00	2,448	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	D	WDK	N	WOOD DECK	35		39.98	1,399				
				FUEL SOURCE	1	OIL	1.00	E	PTA	N	PATIO	991		12.16	12,054				
								F	BMF	N	BSMT FINISH	432		41.14	17,774				
								F21	O	FPL 2S 1OP	1		10,354.00	10,354					
								ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463					
												EFF.YR/AGE	2021 / 2						
												COND	2 2 %						
												FUNC	0						
												ECON	0						
												DEPR	2 % GD		98				
												RCNLD			\$640,800				