

Key: 465

### Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 484

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID				LOCATION			
O'NEIL NANCY B P O BOX 584 HYANNISPORT, MA 02647		68-87-0				3 NAUSET TRAIL			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
		O'NEIL NANCY B WOODRUFF R BRUCE CAPT USN		06/15/2000	QS	299,000	(158041) (55255)		

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 %
23-1060	10/04/2023	7	ALTERATIONS	9,929	04/22/2024	NF	100 100
845	09/16/2016	7	ALTERATIONS	4,581	02/15/2017	NF	100 100
812	10/03/2014	7	ALTERATIONS	3,400	06/24/2015	MW	100 100
304	05/27/2008	7	ALTERATIONS	5,000	03/10/2009	JH	100 100
158	03/21/2007	7	ALTERATIONS	2,500	02/11/2008	JH	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,435	5	1.00	A	1.00	A	1.00	767,200	2.27	A	1.00	BAV	3.50			775,820

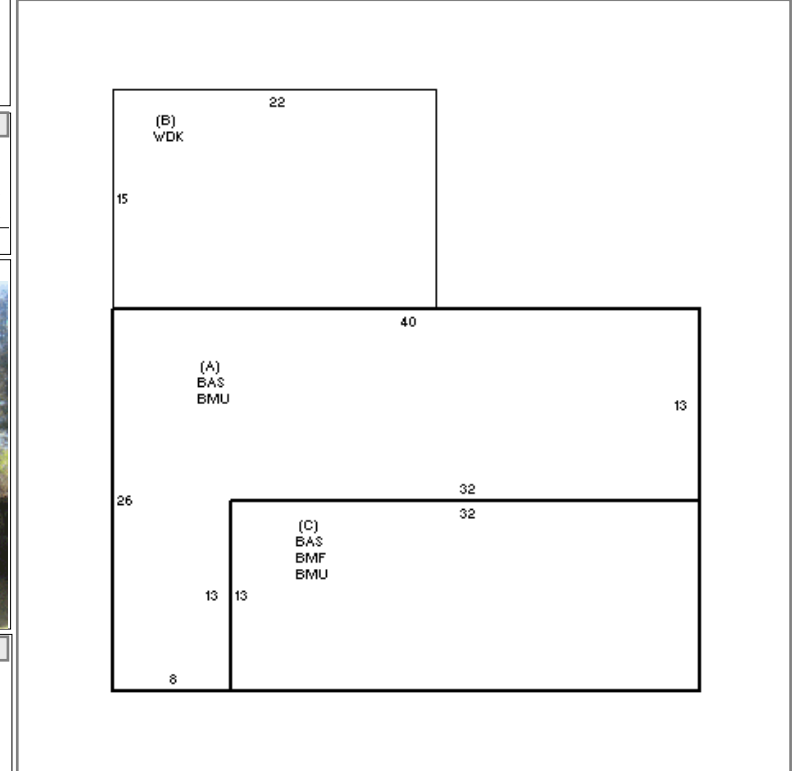
TOTAL	19,435 SF		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5		NOTE				LAND	775,800	731,900
St Ind	AVERAGE			LAND BUILDING	267,700	252,900			
Infl	AVERAGE			DETACHED	0	0			
				OTHER	0	0			
				TOTAL	1,043,500	984,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/2/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/28/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	5/17/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.000
\$NLA(RCN)	\$368	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,800	
GARAGE SPACES	0	1.00	
% BSMT FIN	40	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	1	HARDWOOD	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
+	BMU	N	BSMT UNFINISHED	1,040		56.46	58,722
+	BAS	L	BASE AREA	1,040	1965	261.29	271,742
B	WDK	N	WOOD DECK	330		39.20	12,936
C	BMF	N	BSMT FINISH	416		40.33	16,779
	BMG	O	BSMT GARAGE	1		4,447.00	4,447
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	382,478	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		G
KITCHEN		A
BATHS		A
HEAT/ELEC		G
EFF. YR/AGE	1973 / 50	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	\$267,700	