Key: 4674

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,886

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AYALA MARK A & MELISSA A 32 OLD VALLEY ROAD BREWSTER, MA 02631	100-57-0	32 OLD VALLEY ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AYALA MARK A & MELISSA A	11/16/1993	P	37,000	(132021)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

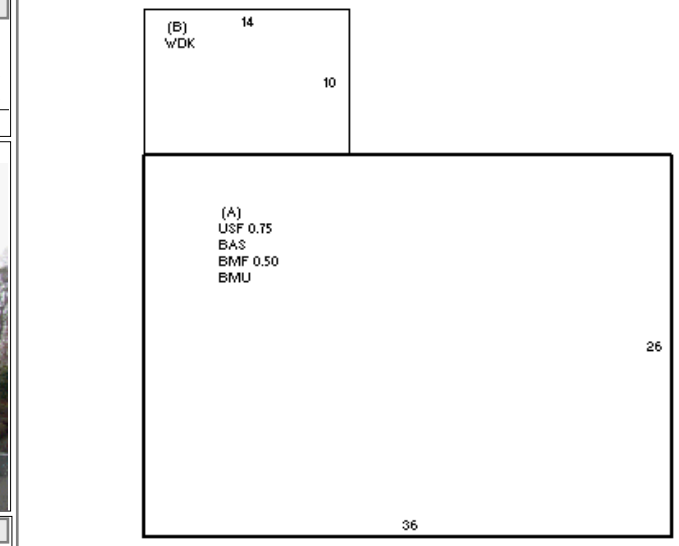
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		12/01/2020	TCK	100	100
51	01/17/2014	7	ALTERATIONS	3,200	06/01/2015	MW	100	100
		12	CYCLICAL NON		04/12/2013	SF	100	100
33	01/14/1994	5	OTHER	4,000	05/23/1996	JB	100	100
32	01/14/1994	5	OTHER	3,000	05/23/1996	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,500	13 1.00	13J 1.00	A 1.00	252,080	1.60	A 1.00	R06 1.15			281,800

TOTAL	30,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	BLUEBERRY POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	281,800	265,900
BUILDING	393,800	376,600
DETACHED	0	0
OTHER	0	0
TOTAL	**675,600**	**642,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/01/2020

BLDG COMMENTS

BMF=MUSIC RM
INFO @ DOOR (12/01/20)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/1/2020	TCK
LIST	12/1/2020	EST
REVIEW	2/8/2021	MR

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,638	DETAIL ADJ	1.000
$NLA(RCN)	$301	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	1	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	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
A	BMU	N	BSMT UNFINISHED	936		60.18	56,329
A	BMF	N	BSMT FINISH	468		41.14	19,255
A	BAS	L	BASE AREA	936	1994	271.54	254,166
A	USF	L	UPPER STORY FIN	702	1994	187.52	131,642
B	WDK	N	WOOD DECK	140		39.98	5,598
	BMG	O	BSMT GARAGE	1		4,535.90	4,536
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	492,298

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1994 / 29	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$393,800