

Key: 4766

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.981

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
CAPPARELLI JOHN A & NANCY M		138-68-0		43 OWL POND ROAD	
43 OWL POND RD		TRANSFER HISTORY		DOS	T
BREWSTER, MA 02631		CAPPARELLI JOHN A & NANCY		10/19/1987	XX
		SALE PRICE	BK-PG (Cert)		
		60,000	(112504)		

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 %
24-271	04/03/2024	7	ALTERATIONS	15,000	01/31/2007	JH	0 0
NP		12	CYCLICAL NON				100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,962 9	1.00 9-B	1.00 A	1.00	241,120	2.13 A	1.00	R06	1.10		247,480

TOTAL	20,962 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	247,500	233,500
St Ind	OWL POND		BUILDING	631,500	604,000			
Infl	AVERAGE		DETACHED	4,600	4,600			
			OTHER	0	0			
						TOTAL	883,600	842,100

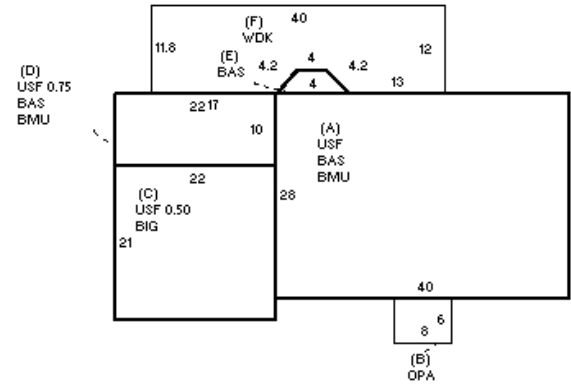
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DDK	A	1.00 20 0.80	12X12		144	12.50	1,400
HTB	A	1.00 20 0.80			1	4,058.10	3,200



BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC

BUILDING	CD	ADJ	DESC	MEASURE	5/31/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/31/2019	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/6/2020	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1988	SIZE ADJ	0.990
NET AREA	2,877	DETAIL ADJ	1.000
\$NLA(RCN)	\$285	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	\$12,012	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,340		62.13	83,259
+	USF	L	UPPER STORY FIN	1,516	1988	184.48	279,671
B	OPA	N	OPEN PORCH	48		57.17	2,744
C	BIG	N	BUILT-IN GARAGE	462		58.17	26,877
+	BAS	L	BASE AREA	1,361	1988	281.86	383,613
F	WDK	N	WOOD DECK	453		44.82	20,305
	F21	O	FPL 2S 1OP	1		11,607.20	11,607

TOTAL RCN	820,088
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1988 / 35
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$631,500