Key: 4876

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,090

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OZON ROBERT & ALLISON E 63 WESTERN EAGLE CARTWAY BREWSTER, MA 02631	138-34-0	63 WESTERN EAGLE CARTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OZON ROBERT & ALLISON E	04/05/1999	A	1	12178-020
OZON ROBERT & ALLISON E	02/02/1999	A	80,000	12038-133
OZON LUCIEN A & MYRNA K	12/22/1992	A	100	8371-287

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	CYCLICAL NON		11/26/2007	JH	100	100
82	02/18/1998	5	OTHER	2,200			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,087	8 1.00	8-B 1.00	A 1.00	197,280	1.97	A 1.00	R02 0.90			206,450

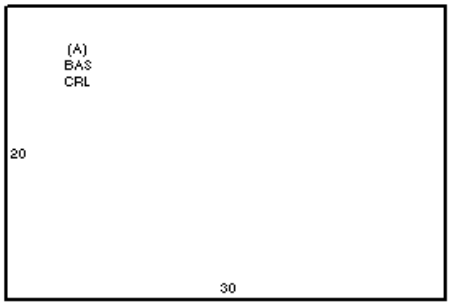
TOTAL	23,087 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 8	NOTE			
St Ind	ELDRIDGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	206,500	194,800
BUILDING	129,100	123,900
DETACHED	800	800
OTHER	0	0
TOTAL	336,400	319,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	6X8		48	22.94	800

PHOTO 02/17/2021



BLDG COMMENTS

BUILDING

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

MEASURE	2/17/2021	NF
LIST	11/26/2007	JH
REVIEW	3/8/2021	MR

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	600	DETAIL ADJ	1.000
$NLA(RCN)	$342	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,900
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	3	FOUN 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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	600		30.37	18,219
A	BAS	L	BASE AREA	600	1960	300.73	180,438
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	204,972

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

EFF.YR/AGE	1960 / 63		
COND	37	37 %	
FUNC	0		
ECON	0		
DEPR	37	% GD	63
RCNLD	$129,100		