Key: 4909

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,130

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FANCY RONALD A & MARGARET L BOX 546 ORLEANS, MA 02653	138-57-0	32 BAY VIEW DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FANCY RONALD A & MARGARET	01/26/2012	O	335,000	26030-80
ABBOTT JOSEPH D	10/06/2006	DC		21412-157
ABBOTT JOSEPH D & ALECIA	06/05/1991	A	1	7602-080

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

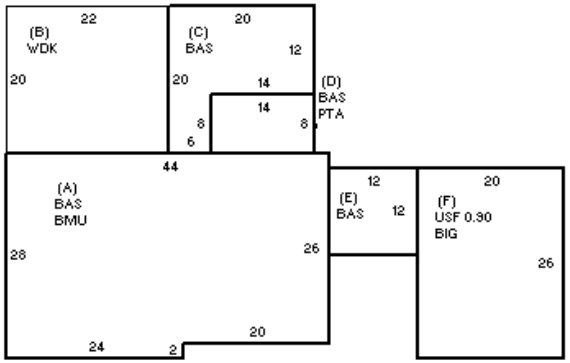
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
942	10/30/2019	2	ADD	60,000	07/10/2020	NF	100	100
1074	12/12/2013	2	ADD	35,000	08/07/2014	RJM	100	100
50	01/25/2013	7	ALTERATIONS	1,745	08/07/2014	RJM	100	100
172	03/27/2002	2	ADD	29,000	05/15/2003	TN	100	100
38	01/22/1998	5	OTHER	3,200	03/12/1991		100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,400	9 1.00	A 1.00	A 1.00	241,120	1.46	A 1.00	R05 1.10			278,410

TOTAL	34,400 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	278,400	262,700
BUILDING	533,300	509,700
DETACHED	0	0
OTHER	0	0
TOTAL	811,700	772,400



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/10/2020

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	6/10/2019	NF
LIST	6/10/2019	EST
REVIEW	7/28/2020	ER

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,204	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	9	$11,817
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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,192		57.03	67,977
+	BAS	L	BASE AREA	1,304	1984	239.01	311,665
B	WDK	N	WOOD DECK	440		39.59	17,421
C	BAS	L	BASE AREA	288	2002	239.01	68,834
D	PTA	N	PATIO	112		16.06	1,799
E	BAS	L	BASE AREA	144	2019	239.01	34,417
F	BIG	N	BUILT-IN GARAGE	520		50.27	26,139
F	USF	L	UPPER STORY FIN	468	2019	187.58	87,788
	BMG	O	BSMT GARAGE	1		4,491.50	4,492
	F11	O	FPL 1S 1OP	1		7,713.40	7,713
	ODS	O	OUTDOOR SHOWER	1		2,439.20	2,439

TOTAL RCN	642,500

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

EFF.YR/AGE	1999 / 24		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD			$533,300