

Key: 4912

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.133

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ALACH FRED D & MAXIME CAROL 26 BOLTON ROAD HARVARD, MA 01451				138-55-0				62 BAY VIEW DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALACH FRED D & ANDERSON KELLY SNIDER				11/04/2015	QS	360,000	29251-303				
MONTHIE EDWARD M III & KA				08/19/2014	A		28332-220				
				08/19/2014	F		28333-265				

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	%
23-645	05/29/2023	7	ALTERATIONS	17,980	05/28/2024	TCK	100	100
764	10/07/2015	7	ALTERATIONS	7,500	04/15/2016	WFF	100	100
NP		12	CYCLICAL NON		01/25/2007	JH	100	100

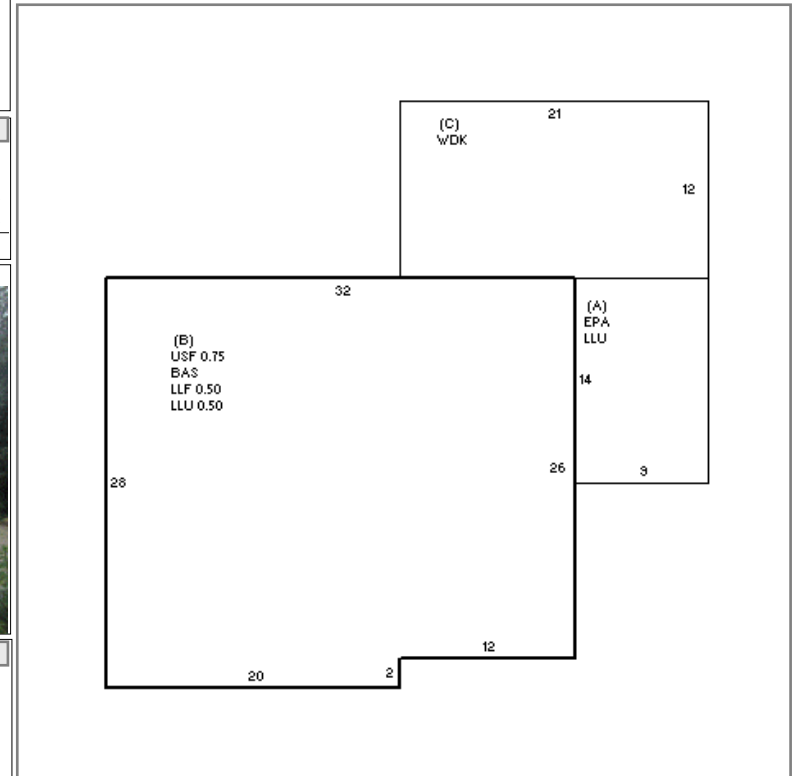
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,000	9	1.00	A	241,120	1.54	A	1.00	R05	1.10	272,840

TOTAL	32,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	272,800	257,400
St Ind	AVERAGE		BUILDING	389,000	367,400			
Infl	AVERAGE		DETACHED	5,000	5,000			
			OTHER	0	0			
						TOTAL	666,800	629,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10 X 10		100	22.01	1,500
CPD	A	1.00	30 0.70 24 X 20		480	10.40	3,500



BUILDING	CD	ADJ	DESC	MEASURE	6/10/2019	NF
MODEL	1		RESIDENTIAL	LIST	1/25/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/11/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,962	DETAIL ADJ	1.000
\$NLA(RCN)	\$272	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		9	\$11,934
GARAGE SPACES		0	1.00
% BSMT FIN		50	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	2	SOFTWOOD	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
+	LLU	N	LOWER LEVEL UNF	562		91.11	51,202
A	EPA	N	ENCLOSED PORCH	126		82.11	10,346
B	LLF	L	LOWER LEVEL FIN	436	1971	139.50	60,822
B	BAS	L	BASE AREA	872	1971	281.60	245,557
B	USF	L	UPPER STORY FIN	654	1971	187.53	122,642
C	WDK	N	WOOD DECK	252		39.98	10,076
F22	O		FPL 2S 2OP	1		12,721.40	12,721
MST	O		MAS/METAL STACK	1		5,127.50	5,128
ODS	O		OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	532,890
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1979 / 44
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$389,000