

Key: 5088

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.313

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MIKUS MELISSA 10 OAK LANE BREWSTER, MA 02631				125-15-0				10 OAK LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MIKUS MELISSA				07/31/2020	QS	500,000		33126-285			
WYNDHAM DAVID J & LAURIE				12/30/2015	F	1 29368-178		1 29360-186			
WYNDHAM DAVID J & LAURIE				12/28/2015	F	1 29360-186					

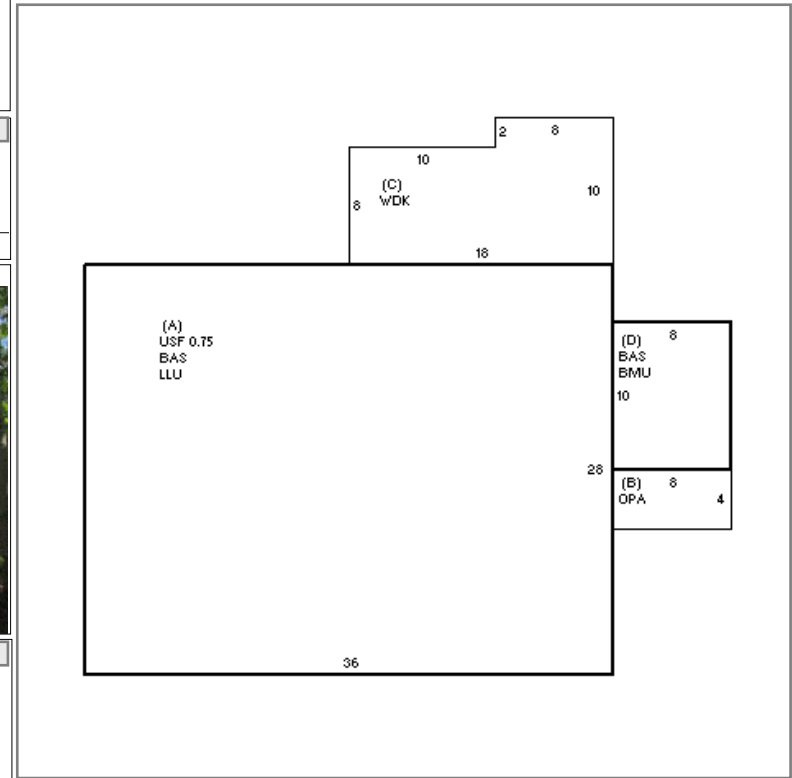
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
779	08/24/2021	7	ALTERATIONS	2,090	05/16/2022	TCK	100	100
	07/31/2020	16	MLS REVIEW	500,000	02/25/2021	JMG	100	100
NP		12	CYCLICAL NON		02/13/2007	JH	100	100
472	08/11/2003	5	OTHER	6,000			100	100
498	10/28/1993	5	OTHER	4,900			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	15,958	9	1.00	9-A	1.00	A	1.00			241,120	235,880		
TOTAL				15,958 SF	ZONING	RR	FRNT	0	ASSESSED				CURRENT	PREVIOUS
Nbhd				NBHD 9	NOTE	LAND				235,900	222,500			
St Ind				ROBINWOOD		BUILDING				460,800	435,000			
Infl				AVERAGE		DETACHED				0	0			
						OTHER				0	0			
TOTAL						TOTAL				696,700	657,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
HATCH TO ATTIC



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/29/2019	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	5/27/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,844	DETAIL ADJ	1.000
\$NLA(RCN)	\$305	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	4		1.00
BATHROOMS	2		1.00
FIXTURES	6	\$8,190	
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	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	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,008		84.08	84,757
+	BAS	L	BASE AREA	1,088	1993	274.35	298,498
A	USF	L	UPPER STORY FIN	756	1993	193.04	145,939
B	OPA	N	OPEN PORCH	32		52.50	1,680
C	WDK	N	WOOD DECK	160		41.16	6,586
D	BMU	N	BSMT UNFINISHED	80		70.19	5,615
	F21	O	FPL 2S 1OP	1		10,658.60	10,659

TOTAL RCN	561,923	
CONDITION ELEM		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE 1997 / 26		
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$460,800	