

Key: 5309

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.527

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WYMAN THEODORE Z 4 NOVOTNY LANE HARWICH PORT, MA 02646				85-129-0				8 OMAHA ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WYMAN THEODORE Z				11/13/2020	QS	394,500	33465-317					
WILLIS JOHN A				04/17/2013	QS	319,000	27296-144					
BEGLEY BRENDAN M				05/20/2005	Q	345,000	19847-109					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,604	15 1.00	A 1.00	A 1.00	328,800	2.58	A 1.00	R04	1.50		323,870

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	%
892	12/14/2020	7	ALTERATIONS	6,117	01/19/2021	NF	100	100
	11/13/2020	16	MLS REVIEW	394,500	03/24/2021	JMG	100	100
		12	CYCLICAL NON		11/15/2011	MR	100	100
		12	CYCLICAL NON		10/23/2003	TG	100	100

LAND

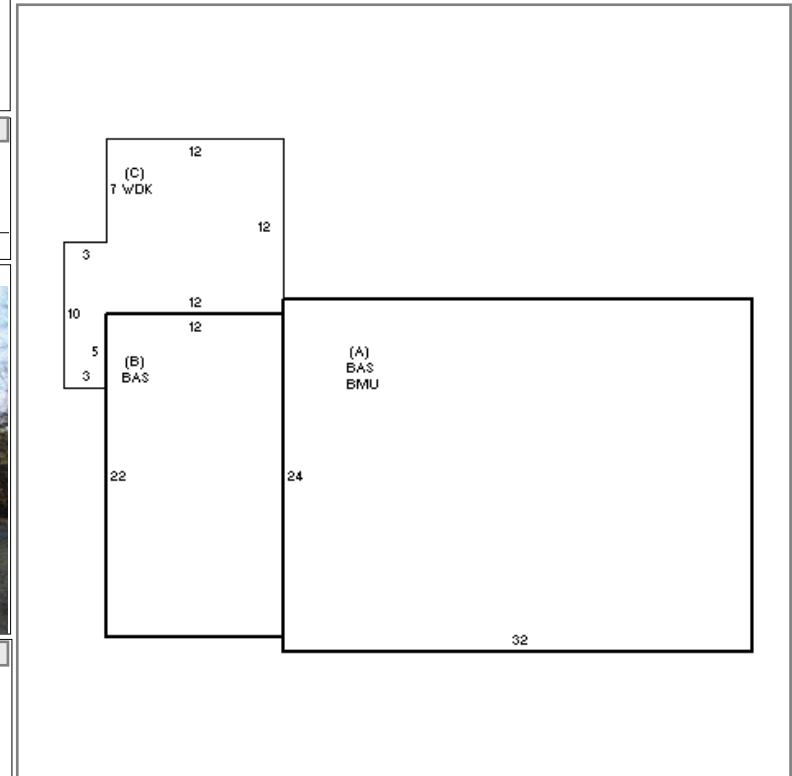
TOTAL	16,604 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	N O T E	Sq ft corrected for F/Y 2006 per Plan Book 249/27 & new mapping			LAND	323,900	305,600
St Ind	AVERAGE		BUILDING	221,600	209,300			
Infl	AVERAGE		DETACHED	1,100	1,000			
			OTHER	0	0			
						<b>TOTAL</b>	<b>546,600</b>	<b>515,900</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	8X10		80	22.01	1,100



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/13/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/11/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	316,574	
NET AREA	1,032	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		59.19	45,457			
\$NLA(RCN)	\$307	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,032	1973	248.23	256,169			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	174		37.24	6,480			
				ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294			
				FLOOR COVER	1	HARDWOOD	1.00											
				INT FINISH	2	DRYWALL	1.00											
				HEATING/COOL	5	ELECTRIC BB	1.00											
				FUEL SOURCE	3	ELECTRIC	0.95											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		5	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
FIXTURES		5	\$6,175															
GARAGE SPACES		0	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		1	1.00															
# OF UNITS		1	1.00															

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

EFF.YR/AGE	1973 / 50
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70

RCNLD	\$221,600
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