

Key: 5575

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.794

LEG
AL
LAND

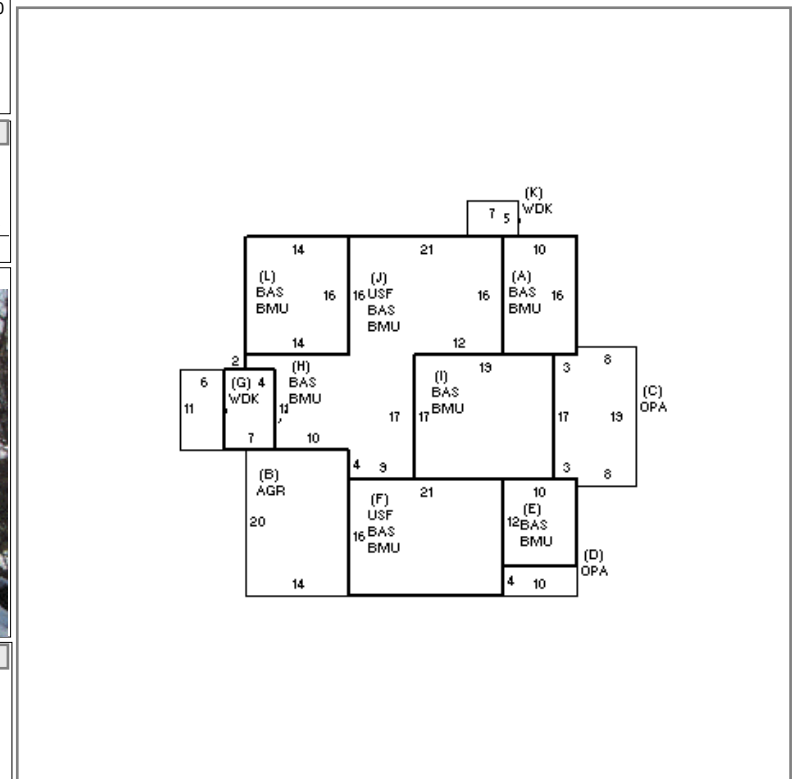
CURRENT OWNER				PARCEL ID				LOCATION			
BOEHM BRUCE A & JEANNE WONG P O BOX 691 BREWSTER, MA 02631				63-36-0				326 GULLS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BOEHM BRUCE A & JEANNE WO				05/16/1997	N	200,000	10755-025				

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	%
1093	03/09/2016	13	SPLIT/SUB/LA		11/02/2017	JMG	100	100
752	12/23/2015	3	OUT BUILDING	10,000	03/13/2017	NF	100	100
755	10/04/2012	1	NEW CONSTRUC	30,000	02/07/2013	MR	100	100
NP	11/13/2007	7	ALTERATIONS	15,000	04/01/2009	JH	100	100
		12	CYCLICAL NON		04/09/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	A	1.00	A	1.00	613,760	1.00	20	0.80	PF4	3.50		849,370
300	A	7,041	13	1.00	A	1.00	A	1.00	42,000	1.00	A	1.00	PF4	3.50		295,720

TOTAL	8.418 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N FY19 SUBDIVISION PLAN BOOK 663/66 - LOT 1				LAND	1,145,100	1,079,800
St Ind	AVERAGE	O 4X100-STAIRS TO WATER				BUILDING	1,013,200	968,200
Infl	AVERAGE	T TOPO = SLOPE				DETACHED	48,800	48,400
		E				OTHER	0	0
						TOTAL	2,207,100	2,096,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
CBH	V	1.50	10 0.90	12 X 18	2008	216	40.35	7,800
SHF	G	1.20	01 1.00	8X10	2006	80	26.41	2,100
GFU	G	1.20	10 0.90	28X24	2012	672	53.88	32,600
SHF	G	1.20	10 0.90	14X21	2015	294	23.81	6,300



BUILDING	CD	ADJ	DESC	MEASURE	4/9/2007	JH
MODEL	1		RESIDENTIAL	LIST	4/9/2007	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	4/13/2017	TD
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2002	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,206,197
NET AREA	2,830	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,867		79.81	149,004		
\$NLA(RCN)	\$426	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,867	2002	370.93	692,524		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	280		69.00	19,319		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	243		80.04	19,450		
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	963	2002	291.31	280,528		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	101		62.75	6,338		
				HEATING/COOL	9	WARM/CL AIR	1.03	F21	O	FPL 2S 1OP	1			16,250.00	16,250		
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1			3,866.00	3,866		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2002 / 21
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$1,013,200