

Key: 5770

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.990

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'NEIL JOYCE O (LIFE ESTATE) 41 GREAT OAK ROAD BREWSTER, MA 02631				55-81-0				41 GREAT OAK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'NEIL JOYCE O (LIFE ESTA				05/07/2014	O		24156-200				
O'NEIL JOSEPH H & JOYCE O				11/12/2009	F	100	24156-200				
O'NEIL JOSEPH H & JOYCE O				09/05/1974	XX		2092-219				


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	%
426	05/09/2016	7	ALTERATIONS	1,000	03/17/2017	NF	100	100

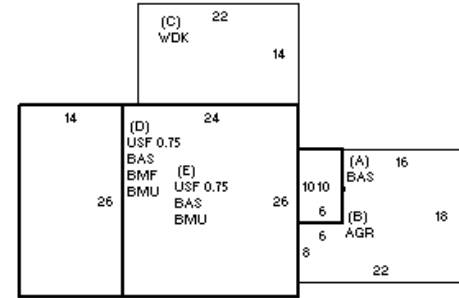
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	26,354	12	1.00	12D	1.00	A	1.00	230,160	1.78	A	1.00	R05	1.05			248,030

TOTAL	26,354 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	SQ FT CORRECTED FOR F/Y 2004 PER PLAN BOOK 302/26 AND NEW MAPPING			LAND	248,000	234,000
St Ind	HARWICH ROAD		BUILDING	376,500	360,600			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
						TOTAL	626,800	596,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/05/2019
SHF	A	1.00	10 0.90 10X12	2016	120	21.39	2,300		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2019	NF	BLDG COMMENTS PULL DOWN STAIRS TO ATTIC BMF= FAM RM
MODEL	1		RESIDENTIAL	LIST	4/5/2019	NF	
STYLE	4	1.02	CAPE [100%]	REVIEW	12/27/2019	MR	
QUALITY	A	1.00	AVG [100%]				
FRAME	1	1.00	WD FRAME [100%]				

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	537,799
NET AREA	1,789	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	1,048	1974	266.52	279,309	CONDITION ELEM	CD
\$NLA(RCN)	\$301	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	B	AGR	N	ATT GARAGE	336		43.08	14,476	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	308		39.99	12,316	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BMU	N	BSMT UNFINISHED	988		60.18	59,458	KITCHEN	A
				FLOOR COVER	3	W/W CARPET	1.00	D	BMF	N	BSMT FINISH	364		41.14	14,976	BATHS	A
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	741	1974	187.52	138,956	HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00	F21	O		FPL 2S 10P	1		10,354.00	10,354		
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1974 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$376,500