Key: 5773

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,993

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'NEILL RITA M ESTATE OF JOHN R O'NEILL PERSONAL REPRESENTATIVE 47 MANET AVENUE QUINCY, MA 02169	55-84-0	69 GREAT OAK ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'NEILL RITA M ESTATE OF	05/09/2018	ML		31255-259
O'NEILL RITA M	12/12/1974	XX		2130-006

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	%

LAND

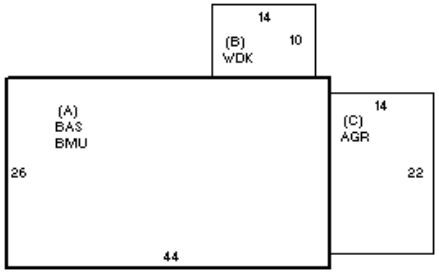
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,520	12 1.00	12D 1.00	A 1.00	230,160	2.73	A 1.00	R05 1.05			224,090

TOTAL	15,520 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 12
St Ind	HARWICH ROAD
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	224,100	211,400
BUILDING	272,300	260,900
DETACHED	600	500
OTHER	0	0
TOTAL	**497,000**	**472,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X6		48	22.94	600

PHOTO 04/05/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	4/5/2019	NF
LIST	11/17/2007	REO
REVIEW	12/27/2019	MR

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$340	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,800
GARAGE SPACES	1	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		56.46	64,594
A	BAS	L	BASE AREA	1,144	1974	253.90	290,456
B	WDK	N	WOOD DECK	140		39.20	5,488
C	AGR	N	ATT GARAGE	308		42.24	13,009
	F11	O	FPL 1S 1OP	1		7,637.00	7,637

TOTAL RCN	388,984

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

EFF.YR/AGE	1974 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$272,300