Key: 5789

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,009

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KOCHKA DONALD V SR & MARY ANN 40 PARK LANE BREWSTER, MA 02631	55-114-0	40 PARK LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KOCHKA DONALD V SR & MARY	12/20/1973	XX		1981-172

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

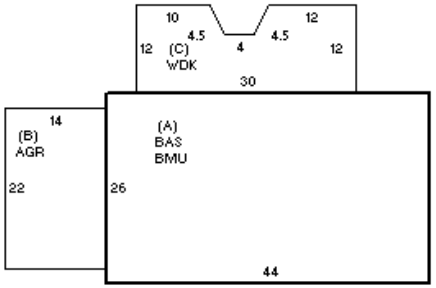
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		14	CYCLICAL GRO		04/04/2019	NF	100	100
602	10/24/2011	7	ALTERATIONS	1,000	03/13/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	12 1.00	12D 1.00	A 1.00	230,160	2.82	A 1.00	R05 1.05			223,130

TOTAL	15,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	HARWICH ROAD				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	223,100	210,500
BUILDING	280,400	268,700
DETACHED	0	0
OTHER	0	0
TOTAL	**503,500**	**479,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/04/2019

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	4/4/2019	NF
LIST	11/2/2007	REO
REVIEW	12/27/2019	MR

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$350	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,878
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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		57.03	65,240
A	BAS	L	BASE AREA	1,144	1974	256.43	293,361
B	AGR	N	ATT GARAGE	308		42.66	13,139
C	WDK	N	WOOD DECK	336		39.59	13,303
	F11	O	FPL 1S 1OP	1		7,713.40	7,713

TOTAL RCN 400,634

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 $280,400