

Key: 5812

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.032

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION								
MICHAUD DAVID L TRUSTEE & MICHAUD SUSAN L TRUSTEE				55-129-0				480 HARWICH ROAD								
480 HARWICH ROAD BREWSTER, MA 02631				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				MICHAUD DAVID L TRUSTEE & MICHAUD DAVID L & SUSAN L				01/26/2018	F	100	31047-265					
				VIGLIOTTE JOSEPH J &				06/13/2013	QS	880,000	27458-142					
								04/26/2002	P	137,000	15088-319					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	48,787	12	1.00	12D	1.00	A	1.00	219,200	1.15	A	1.00	RM4	1.00		282,840

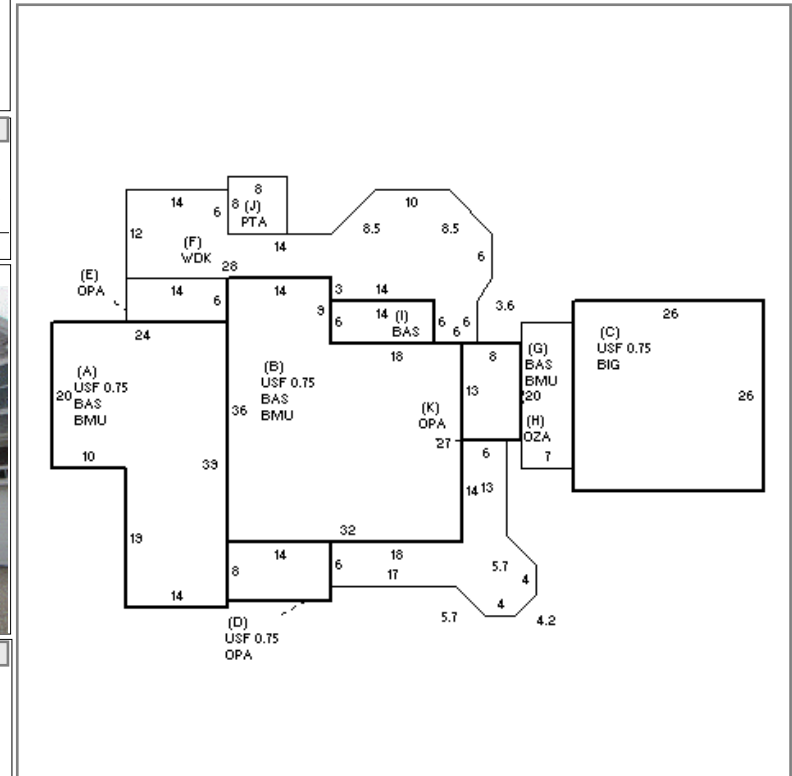
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
309	04/22/2014	7	ALTERATIONS	28,000	06/23/2015	MW	100	100
458	07/28/2004	5	OTHER	20,000			100	100
180	04/14/2003	5	OTHER	10,000	06/22/2004	WH	100	100
181	04/14/2003	5	OTHER	3,000	06/22/2004	WH	100	100
550	09/18/2002	1	NEW CONSTRUC	75,000	06/22/2004	WH	100	100

TOTAL	1.120 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	282,800	266,800
St Ind	HARWICH ROAD		LAND	1,339,500	1,279,300			
Infl	AVERAGE		BUILDING	0	0			
			OTHER	194,200	185,600			
						TOTAL	1,816,500	1,731,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/9/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/9/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/27/2019	MR
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,817	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$399	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	5	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	3		1.00	HEATING/COOL	3	RADIANT	1.00
FIXTURES	11	\$24,067		FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	0	1.00					
% BSMT FIN	0	1.00					
# 1/2 BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,840		81.39	149,755
+	USF	L	UPPER STORY FIN	1,893	2002	251.13	475,393
C	BIG	N	BUILT-IN GARAGE	676		77.64	52,484
+	OPA	N	OPEN PORCH	476		81.63	38,854
F	WDK	N	WOOD DECK	579		63.99	37,053
H	OZA	N	OPEN BREEZEWAY	140		76.08	10,651
+	BAS	L	BASE AREA	1,924	2002	370.22	712,305
J	PTA	N	PATIO	64		33.75	2,160
F12	O		FPL 1S 2OP	1		15,464.80	15,465
ODS	O		OUTDOOR SHOWER	1		3,942.50	3,943

TOTAL RCN	1,522,128
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2009 / 14
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$1,339,500

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CURRENT OWNER				PARCEL ID				LOCATION			
MICHAUD DAVID L TRUSTEE & MICHAUD SUSAN L TRUSTEE 480 HARWICH ROAD BREWSTER, MA 02631				55-129-0				480 HARWICH ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

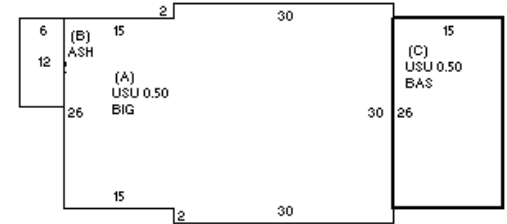
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	194,200	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/9/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/9/2019	EST
STYLE	17	0.90	GAR/QTRS [100%]	REVIEW	12/27/2019	MR
QUALITY	+	1.10	PLUS AVE [100%]	BLDG COMMENTS		
FRAME	1	1.00	WD FRAME [100%]	ATTACHED OFFICE (PER MLS) GENERATOR		

YEAR BLT	2002	SIZE ADJ	1.000
NET AREA	390	DETAIL ADJ	1.000
\$NLA(RCN)	\$593	OVERALL	0.910
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		0	1.00
BEDROOMS		0	1.00
BATHROOMS		1	1.00
FIXTURES		3	\$3,904
GARAGE SPACES		0	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	16	FHA+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	1,290		47.61	61,411
+	USU	N	UPPER STORY UNF	840		55.35	46,490
B	ASH	N	ATT SHED	72		28.00	2,016
C	BAS	L	BASE AREA	390	2002	301.03	117,402

TOTAL RCN	231,224
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	\$194,200