

Key: 5890

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.115

LEG
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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
WOODFIELD LLC SWEETWATER FOREST ROUTE 124 P O BOX 1797 BREWSTER, MA 02631		53-31-0		676 HARWICH ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WOODFIELD LLC		08/09/2002	A	600,000	(166205)
KLEIN ANN S		11/20/1985	XX		(104275)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0180	50	Mixed-Res/Chpt			1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
	03/22/2022	22	I & E				0 0
875	09/28/2021	7	ALTERATIONS	2,500	05/17/2024	PJK	100 100
874	09/28/2021	7	ALTERATIONS	2,700	05/17/2024	PJK	100 100
762	08/18/2021	7	ALTERATIONS	2,750	05/17/2024	PJK	100 100
	03/03/2021	22	I & E				0 0

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	440,000	12	1.00	A	1.00	A	1.00	354,008	1.00	5	0.95	PF3	1.70			3,575,840
300	A	44,899	12	1.00	A	1.00	A	1.00	20,400	1.00	A	1.00	PF3	1.70	802	686,950	228,990

TOTAL	55.000 Acres		ZONING	RM	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		N O T E	Includes lots 133 & 7 on map 40		BOAT HSE=NV		LAND	3,804,830	3,589,190
St Ind	AVERAGE			LAND	414,800	396,600				
Infl	AVERAGE			DETACHED	900,100	891,200				
				OTHER	740,600	705,000	TOTAL	5,860,330	5,581,990	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	12 X 16	192	20.77	2,000
DGF	A	1.00	50 0.50	22 X 24	528	28.49	7,500
SHF	A	1.00	90 0.10	12 X 18	216	19.84	400
UTB	A	1.00	50 0.50	4(20X30)	2,400	27.90	33,500
TRS	A	1.00	40 0.60		190	6,763.40	771,000
TNT	A	1.00	40 0.60		60	2,254.50	81,200
SHF	A	1.00	50 0.50	8 X 8	64	22.01	700
SHF	A	1.00	70 0.30	6 X 8	48	22.94	300
OSH	-	0.90	80 0.20	10 X 15	150	15.53	500
SHF	A	1.00	50 0.50	10 X 16	160	20.77	1,700
SHF	A	1.00	50 0.50	10 X 12	120	21.39	1,300

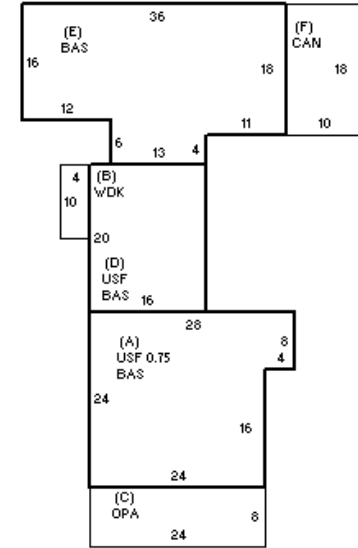


BLDG COMMENTS
CAMP STORE/OFFICE/APT

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/25/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	8/7/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,380	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	928	1987	229.54	213,014
\$NLA(RCN)	\$223	OVERALL	0.970	EXT COVER	14	OTHER	1.00	+	USF	L	UPPER STORY FIN	776	1987	178.33	138,386
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	40		38.03	1,521
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	192		48.50	9,312
				FLOOR COVER	2	SOFTWOOD	1.00	E	BAS	L	BASE AREA	676	1999	229.54	155,170
				INT FINISH	2	DRYWALL	1.00	F	CAN	N	CANOPY	180		45.20	8,136
				HEATING/COOL	2	HOT WATER	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	531,844	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1990 / 33	
COND	22 22 %	
FUNC	0	
ECON	0	
DEPR	22 % GD	78
RCNLD	\$414,800	



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Town of BREWSTER - Fiscal Year 2025

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WOODFIELD LLC				53-31-0				676 HARWICH ROAD			
SWEETWATER FOREST ROUTE 124				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
P O BOX 1797											
BREWSTER, MA 02631											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0180	50	Mixed-Res/Chpt				2	2 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

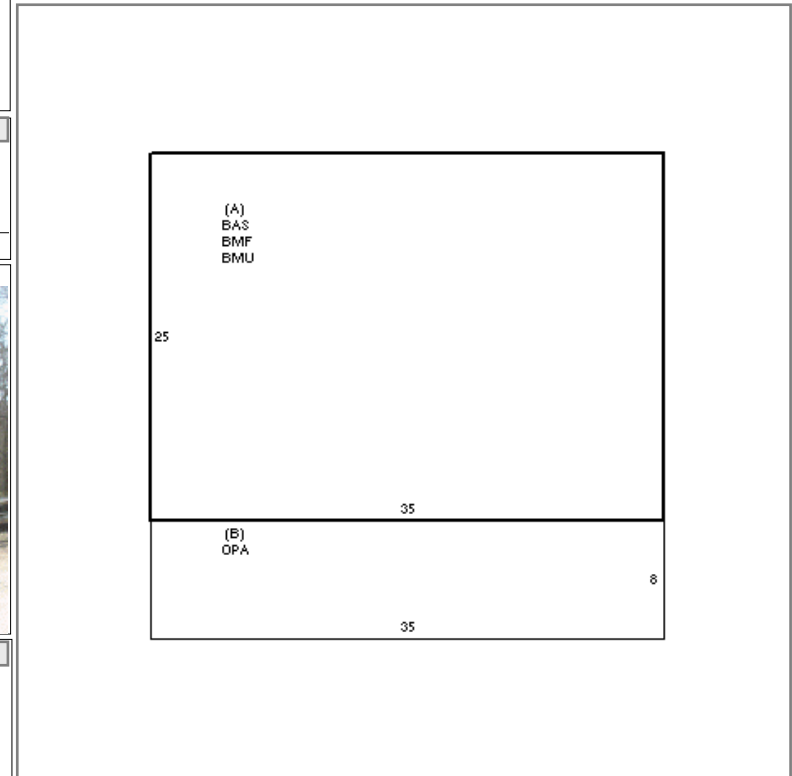
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	210,800	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/25/2008	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	8/7/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
THE LODGE/REC HALL

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YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	273,796		
NET AREA	875	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	875		47.20	41,300	CONDITION ELEM	CD		
\$NLA(RCN)	\$313	OVERALL	0.800	EXT COVER	14	OTHER	1.00	A	BMF	N	BSMT FINISH	875		28.48	24,920	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	875	1987	220.86	193,256	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OPA	N	OPEN PORCH	280		40.00	11,200	KITCHEN			
				FLOOR COVER	5	VINYL	1.00									BATHS	A		
				INT FINISH	5	MIN/OTHER	0.95									HEAT/ELEC			
				HEATING/COOL	13	NONE	0.90												
				FUEL SOURCE	8	NONE	0.95												
																		EFF.YR/AGE	1987 / 36
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$210,800

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0180	50	Mixed-Res/Chpt				4	4 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

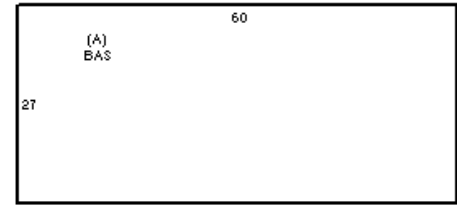
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	311,000	
St Ind					
Infl					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2017	RJM
MODEL	1		RESIDENTIAL	LIST	5/18/2017	RJM
STYLE	1	1.00	RANCH [100%]	REVIEW	8/7/2019	EMZ
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2016	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,439
NET AREA	1,620	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,620	2016	202.33	327,770		
\$NLA(RCN)	\$206	OVERALL	0.950	EXT COVER	4	VINYL	1.00										
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	1	ASPH/CMP SH	1.00										
				FLOOR COVER	5	VINYL	1.00										
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		5	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$6,669														
GARAGE SPACES		0	1.00														
% BSMT FIN		0	1.00														
# 1/2 BATHS		0	1.00														
# OF UNITS		1	1.00														
																TOTAL RCN	334,439
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	2016 / 7
																COND	7.7 %
																FUNC	0
																ECON	0
																DEPR	7 % GD 93
																RCNLD	\$311,000