

Key: 6103

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.336

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WATTS CAROLYN 281 A P NEWCOMB ROAD BREWSTER, MA 02631				24-16-0				281 A P NEWCOMB ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WATTS CAROLYN				08/20/2021	A	420,000	34399-189					
BLANCHARD NANCY D				04/16/2002	DC		10547-243					
VOELKL DONALD J &				12/30/1996	QS	138,000	10547-243					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,750	12	1.00	12M 1.00	A	1.00					253,410

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	%
335	04/19/2013	7	ALTERATIONS	1,500	08/09/2014	RJM	100	100
NP		12	CYCLICAL NON		02/05/2008	JH	100	100
16	01/10/2005	2	ADD	18,000	05/17/2006	JB	100	100
579	12/06/1993	5	OTHER	4,000			100	100
412	09/15/1993	5	OTHER	3,000			100	100

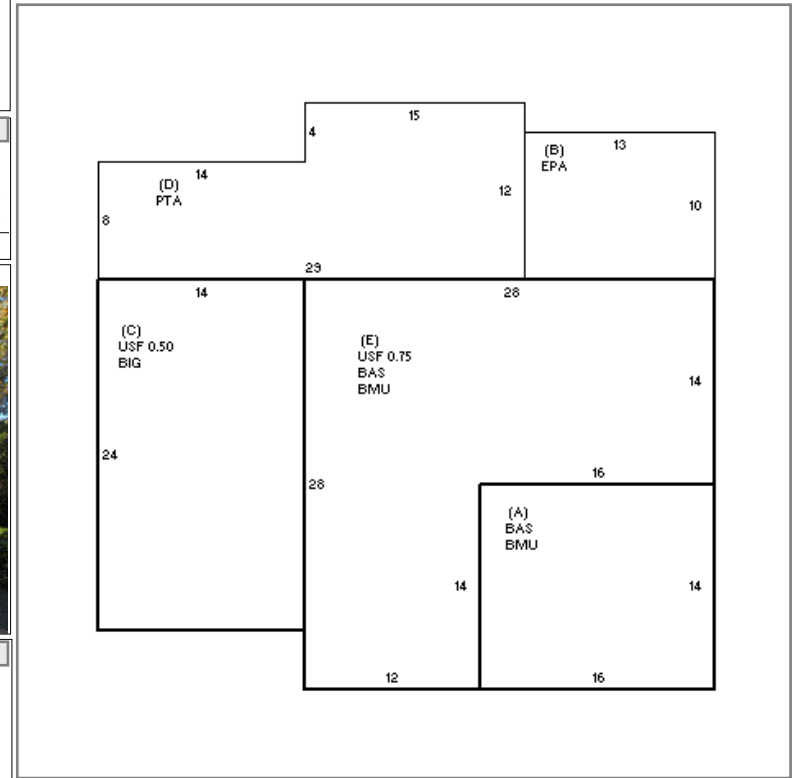
TOTAL	18,750 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	253,400	239,100			
St Ind	STONYBROOK		BUILDING	358,500	338,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	611,900	577,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	SCUTTLE ATTIC
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BUILDING	CD	ADJ	DESC	MEASURE	10/31/2017	NF
MODEL	1		RESIDENTIAL	LIST	11/7/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/20/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,372	DETAIL ADJ	1.000
\$NLA(RCN)	\$327	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,956
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	784		63.55	49,823
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	224	1993	296.69	66,458
ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	130		82.11	10,674
ROOF COVER	1	ASPH/CMP SH	1.00	C	BIG	N	BUILT-IN GARAGE	336		55.28	18,573
FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	588	1993	189.44	111,390
INT FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	292		14.60	4,263
HEATING/COOL	2	HOT WATER	1.00	E	BAS	L	BASE AREA	560	1993	296.69	166,145
FUEL SOURCE	1	OIL	1.00	F21	O		FPL 2S 1OP	1		10,354.00	10,354
				ODS	O		OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	448,099
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$358,500