Key: 6113

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,347

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALL MICHAEL T & LAUREN 315 A P NEWCOMB ROAD BREWSTER, MA 02631	24-22-0	315 A P NEWCOMB ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALL MICHAEL T & LAUREN	12/04/1987	XX		6048-316

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	%
SR23-1	02/22/2023	3	OUT BUILDING	22,121	06/04/2024	TCK	100	100
885	10/15/2013	7	ALTERATIONS	5,400	08/09/2014	RJM	100	100
NP		12	CYCLICAL NON		02/05/2008	JH	100	100
412	07/16/2001	2	ADD	5,000	07/17/2002	LB	100	100
96	02/27/1997	3	OUT BUILDING	1,700			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,900	12 1.00	12M 1.00	A 1.00	252,080	2.32	A 1.00	RM5 1.15			253,850

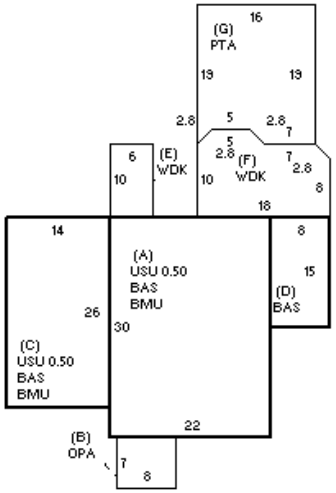
TOTAL	18,900 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	STONYBROOK				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	253,900	239,500
BUILDING	317,000	303,400
DETACHED	6,300	2,200
OTHER	0	0
TOTAL	**577,200**	**545,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X12	1997	96	22.01	1,500
SHF	A 1.00	30 0.70	6X7		42	22.94	700
SHF	A 1.00	01 1.00	18X11	2023	198	20.77	4,100

PHOTO 06/13/2024



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/31/2017	NF
LIST	10/31/2017	EST
REVIEW	6/13/2024	EMZ

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$369	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,024		57.59	58,974
+	BAS	L	BASE AREA	1,144	1984	258.97	296,265
+	USU	N	UPPER STORY UNF	512		57.56	29,470
B	OPA	N	OPEN PORCH	56		51.00	2,856
+	WDK	N	WOOD DECK	252		39.98	10,076
G	PTA	N	PATIO	290		14.60	4,233
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	422,647

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

EFF.YR/AGE	1984 / 39	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$317,000