

Key: 6140

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.374

LEGALS

LAND

DETACHED

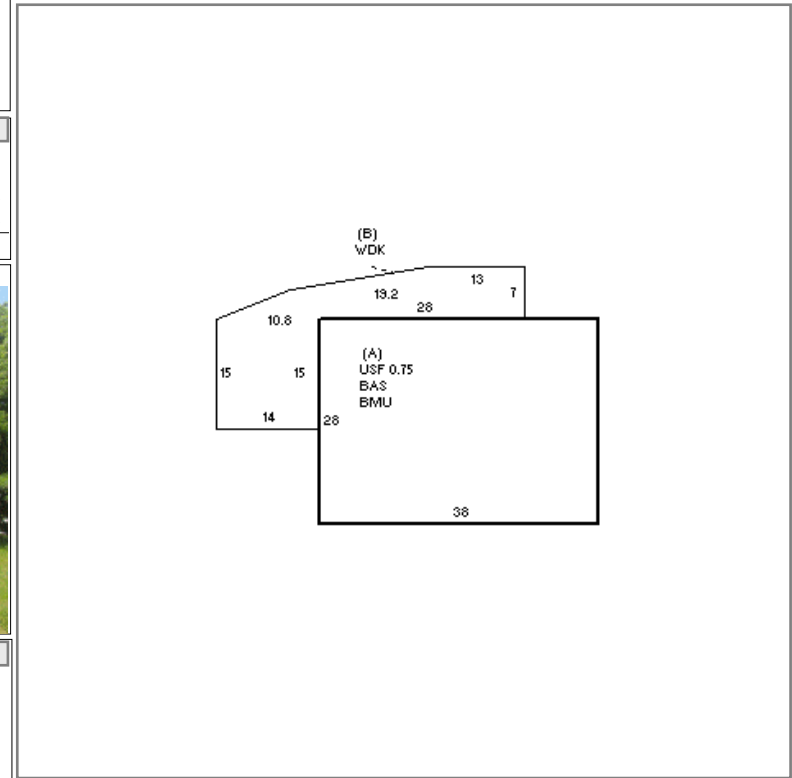
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DAHL HARVEY J ETAL TRUSTEES MUSSEL BEACH REALTY TRUST 54 WYNN WAY BREWSTER, MA 02631				23-33-0				54 WYNN WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DAHL HARVEY J ETAL TRUSTE				08/31/2022	F	100	35338-27					
DAHL HARVEY J & WEIDMAN-D				11/18/2011	QS	430,000	25850-162					
TIGHE JANET				04/30/2004	QS	473,500	18532-269					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,840	12	1.00	12E 1.00 A 1.00	252,080	2.33	A	1.00	R06	1.15	253,670

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	%
22-1053	01/03/2023	7	ALTERATIONS	54,029	06/04/2024	TCK	100	100
248	03/26/2018	7	ALTERATIONS	32,618	07/24/2019	NF	100	100
454	05/19/2016	7	ALTERATIONS	13,000	03/07/2017	NF	100	100
499	06/23/2014	7	ALTERATIONS	28,000	06/25/2015	MW	100	100
185	03/14/2014	7	ALTERATIONS	850	06/25/2015	MW	100	100

TOTAL	18,840 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	253,700	239,300
St Ind	CANOE POND		LAND	490,400	419,000			
Infl	AVERAGE		DETACHED	3,100	3,000			
			OTHER	0	0			
						TOTAL	747,200	661,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 01 1.00	10X12	2013	120	25.67	3,100



BUILDING	CD	ADJ	DESC	MEASURE	1/28/2013	SF
MODEL	1		RESIDENTIAL	LIST	12/28/2007	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	8/1/2019	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	636,839		
NET AREA	1,862	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,064		68.32	72,693	CONDITION ELEM	CD		
\$NLA(RCN)	\$342	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,064	1975	316.16	336,396	EXTERIOR	G		
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	798	1975	222.46	177,520	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	426		47.43	20,206	KITCHEN	V		
				FLOOR COVER	3	W/W CARPET	1.00		BMG	O	BSMT GARAGE	1		5,380.90	5,381	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		12,282.70	12,283	HEAT/ELEC	A		
				HEATING/COOL	11	HTWT/CL AIR	1.05		ODS	O	OUTDOOR SHOWER	1		2,922.20	2,922				
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1987 / 36
STORIES		1.75	1.00															COND	23 23 %
ROOMS		7	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	23 % GD 77
FIXTURES		6	\$9,438															RCNLD	\$490,400
GARAGE SPACES		1	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		0	1.00																
# OF UNITS		1	1.00																