Key: 6157

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,391

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OHEARN CHARLES TRUSTEE & SOHN JOONA TRUSTEE 86 WINSOR ROAD NEEDHAM, MA 02492	24-59-0	114 CANOE POND DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OHEARN CHARLES TRUSTEE &	09/02/2022	QS	1,490,000	35345-240
STRAUSS THOMAS M & MICHEL	03/23/2020	QS	700,000	32779-128
PARR W SCOTT & MEREDITH A	01/16/2018	T	500,000	31027-256

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

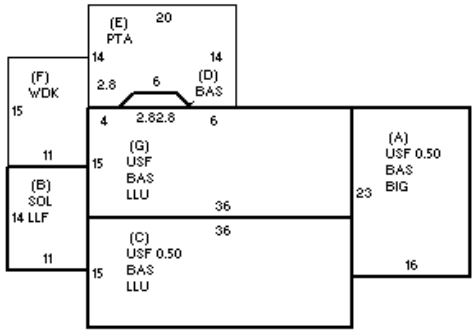
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	09/02/2022	16	MLS REVIEW	1,490,000	06/20/2023	JMG	100	100
399	07/06/2020	7	ALTERATIONS	5,600	12/22/2020	NF	100	100
	03/23/2020	16	MLS REVIEW	700,000	01/15/2021	JMG	100	100
271	03/26/2019	7	ALTERATIONS	1,000	07/22/2019	NF	100	100
292	04/06/2018	7	ALTERATIONS	3,500	07/22/2019	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,800	12 1.00	12E 1.00	A 1.00	372,640	1.81	A 1.00	PF3 1.70			399,790

TOTAL	25,800 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	CANOE POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	399,800	377,200
BUILDING	853,400	814,200
DETACHED	500	500
OTHER	0	0
TOTAL	**1,253,700**	**1,191,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	50 0.50	10X10		100	10.35	500

PHOTO 12/22/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	10/18/2017	NF
LIST	12/26/2007	JH
REVIEW	6/20/2023	JMG

YEAR BLT	1982	SIZE ADJ	0.990
NET AREA	2,612	DETAIL ADJ	1.000
$NLA(RCN)	$348	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$13,354
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	368		67.48	24,833
+	USF	L	UPPER STORY FIN	994	1982	231.32	229,927
B	LLF	L	LOWER LEVEL FIN	154	1982	185.84	28,619
B	SOL	N	SOLARIUM	154		147.58	22,727
+	LLU	N	LOWER LEVEL UNF	1,080		101.79	109,938
+	BAS	L	BASE AREA	1,464	1982	307.07	449,556
E	PTA	N	PATIO	264		18.19	4,802
F	WDK	N	WOOD DECK	165		49.83	8,222
	F22	O	FPL 2S 2OP	1		15,853.90	15,854

TOTAL RCN	907,832

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

EFF.YR/AGE	2017 / 6	
COND	6 6 %	
FUNC	0	
ECON	0	
DEPR	6	% GD 94
RCNLD		$853,400