

Key: 6823

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.050

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CURRENT OWNER				PARCEL ID				LOCATION			
RICE LEON B JR & DARIA WALLS 24 DAMON ROAD BREWSTER, MA 02631				53-6-0				24 DAMON ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RICE LEON B JR & DARIA WA				03/17/2006	QS	415,000		(179525)			
MAYES ROGER H & CAROL J				06/01/1984	XX	71,900		(96820)			

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,740	14	1.00	A	1.00	A	1.00	R03	1.15		306,180

TOTAL	40,729 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE	LAND	306,200	314,000			
St Ind	AVERAGE		BUILDING	504,100	476,200			
Infl	AVERAGE		DETACHED	2,200	2,200			
			OTHER	0	0			
TOTAL				812,500	792,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 10X12	2007	120	21.39	2,200



BUILDING	CD	ADJ	DESC	MEASURE	8/8/2017	NF
MODEL	1		RESIDENTIAL	LIST	6/20/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	10/31/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,008		50.06	100,511
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,480	1984	243.30	360,078
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	144		52.50	7,560
ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	406		41.16	16,711
FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BASE AREA	396	2006	243.30	96,345
INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	180		15.86	2,855
HEATING/COOL	11	HTWT/CL AIR	1.05	BMG	O		BSMT GARAGE	2		3,248.20	6,496
FUEL SOURCE	1	OIL	1.00	F11	O		FPL 1S 1OP	1		8,018.90	8,019
				ODS	O		OUTDOOR SHOWER	1		2,535.80	2,536

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	%
454	07/02/2007	3	OUT BUILDING	3,300	07/19/2008	DHT	100	100
455	07/02/2007	7	ALTERATIONS	10,102	07/19/2008	DHT	100	100
NP		12	CYCLICAL NON		06/20/2007	JH	100	100
288	05/09/2006	7	ALTERATIONS	6,000	06/20/2007	JH	100	100
124	03/09/2006	2	ADD	20,000	06/20/2007	JH	100	100



YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,876	DETAIL ADJ	1.000
\$NLA(RCN)	\$328	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	10	\$13,650	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

TOTAL RCN	614,761
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1997 / 26
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$504,100