Key: 6876

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,101

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KRAKOWIAK TERRI-ANN ADMIN TRUSTEE PERREAULT FAMILY NOMINEE TRUST C/O LEO MAHER 47 GEORGE RYDER ROAD CHATHAM, MA 02631	63-3-0	772 HARWICH ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KRAKOWIAK TERRI-ANN ADMIN	03/05/2018	F	100	31117-204
PERREAULT RALPH A	02/17/1989	P	40,000	6633-146

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	%

LAND

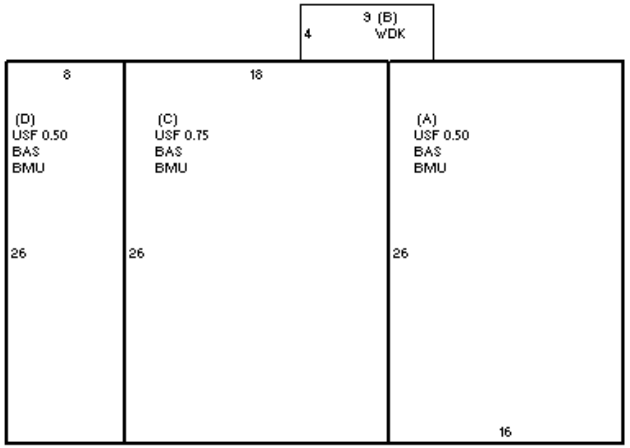
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000	12 1.00	12D 1.00	A 1.00	219,200	2.66	A 1.00	RM4 1.00			214,530

TOTAL	16,000 SF	ZONING	RM	FRNT	0

Nbhd	NBHD 12
St Ind	HARWICH ROAD
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	214,500	202,400
BUILDING	388,400	366,800
DETACHED	0	0
OTHER	0	0
TOTAL	**602,900**	**569,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/11/2019

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	4/11/2019	NF
LIST	4/11/2019	EST
REVIEW	12/30/2019	MR

YEAR BLT	1989	SIZE ADJ	1.000
NET AREA	1,755	DETAIL ADJ	1.000
$NLA(RCN)	$284	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	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	1,092		57.59	62,891
+	BAS	L	BASE AREA	1,092	1989	266.52	291,036
+	USF	L	UPPER STORY FIN	663	1989	187.52	124,329
B	WDK	N	WOOD DECK	36		39.98	1,439
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN	498,005

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

EFF.YR/AGE	1989 / 34	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$388,400