

Key: 6902

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.130

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SOUZA JOHN D 854 HARWICH ROAD BREWSTER, MA 02631				63-1-0				854 HARWICH ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOUZA JOHN D				09/08/2021	QS	427,000	(227470)				
KEATS SUSAN E TRUSTEE				08/11/2005	F	1	(177608)				
KEATS SUSAN E				08/11/2005	DC		(DOC# 1,009,855)				

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	%
50	01/24/2022	7	ALTERATIONS	3,000	03/29/2023	TCK	100	100
	09/08/2021	16	MLS REVIEW	427,000	05/23/2022	JMG	100	100

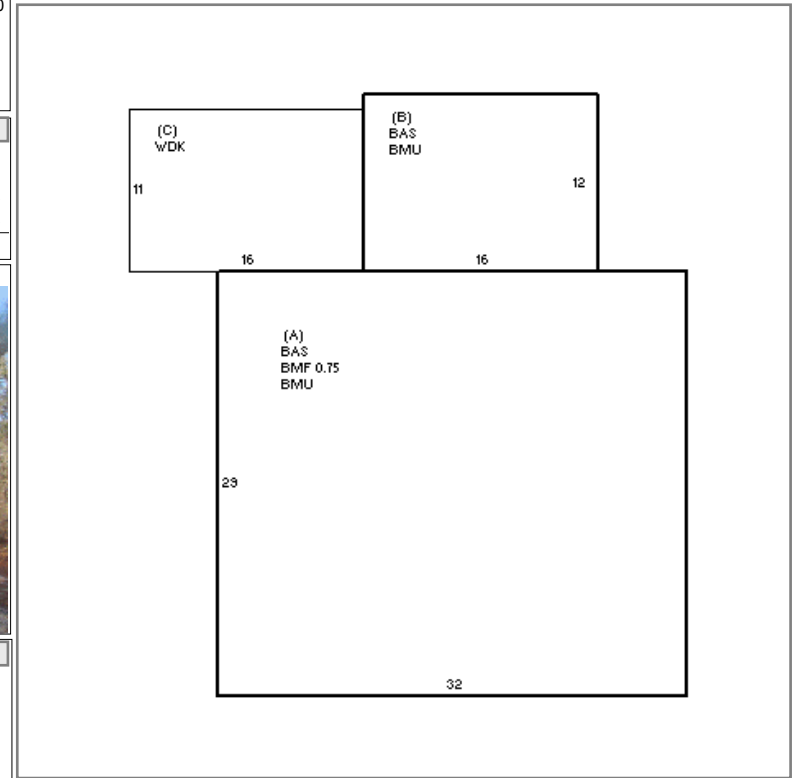
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12	1.00	12D	1.00	A	1.00				242,680
300	A	0.213	12	1.00	12D	1.00	A	1.00	RM2	0.80		2,040

TOTAL	1.590 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	244,700	230,900
St Ind	HARWICH ROAD		BUILDING	258,700	248,100			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
						TOTAL	504,300	479,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X10		80	22.01	900



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2019	NF
MODEL	1		RESIDENTIAL	LIST	4/11/2019	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	4/11/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,120	DETAIL ADJ	1.000
\$NLA(RCN)	\$355	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,800	
GARAGE SPACES	0	1.00	
% BSMT FIN	75	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,120		56.46	63,239
A	BMF	N	BSMT FINISH	696		37.59	26,165
+	BAS	L	BASE AREA	1,120	1964	253.89	284,362
C	WDK	N	WOOD DECK	176		39.20	6,899
	F12	O	FPL 1S 2OP	1		9,473.00	9,473

TOTAL RCN	397,938	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT/ELEC		A
EFF.YR/AGE	1964 / 59	
COND	35 35 %	
FUNC	0	
ECON	0	
DEPR	35 % GD 65	
RCNLD	\$258,700	