

Key: 6958

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.184

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LAND

CURRENT OWNER				PARCEL ID				LOCATION					
O'CONNOR REGINA M 10 WALDUN WAY BREWSTER, MA 02631				51-5-0				10 WALDUN WAY					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				O'CONNOR REGINA M				05/12/2009	QS	580,000	23694-51		
KEARNS CHARLOTTE C				12/27/2006	A	1	21649-144						
KEARNS THOMAS & CHARLOTTE				11/23/1998	QS	53,000	11862-287						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	18,100	14	1.00	A	1.00	A	1.00	A	1.00	R03	1.15	251,710

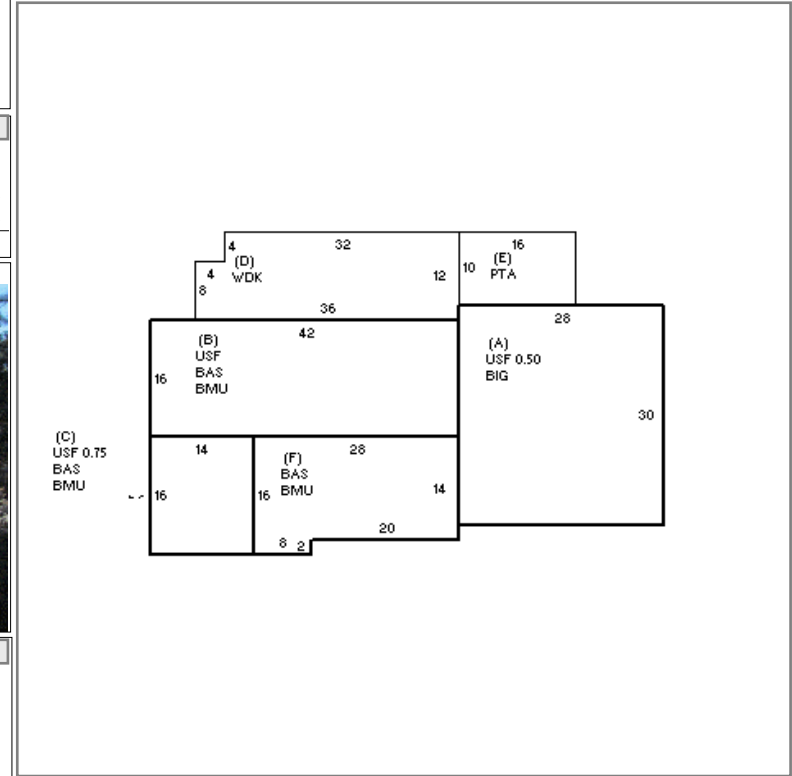
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
480	06/02/2022	7	ALTERATIONS	5,242	03/16/2023	TCK	100	100
328	06/09/2008	3	OUT BUILDING	5,000	03/11/2009	JH	100	100
NP		12	CYCLICAL NON		04/27/2007	JH	100	100
263	05/24/1999	5	OTHER	5,000	07/09/1999	JB	100	100
603	11/09/1998	1	NEW CONSTRUC	160,000	07/09/1999	JB	100	100

LAND

TOTAL	18,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	251,700	258,100
St Ind	AVERAGE		BUILDING	679,300	649,600			
Infl	AVERAGE		DETACHED	5,500	5,500			
			OTHER	0	0			
						TOTAL	936,500	913,200

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200
SHF	A	1.00	10 X 12 0.90	2008	120	21.39	2,300



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BUILDING	CD	ADJ	DESC	MEASURE	8/17/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/3/2017	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	4/3/2023	EMZ
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

SCUTTLE ATTIC

YEAR BLT	1998	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	828,469		
NET AREA	2,564	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	840		57.63	48,409				
\$NLA(RCN)	\$323	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,260	1998	204.59	257,787				
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,304		65.85	85,863				
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,304	1998	298.70	389,503				
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	416		47.50	19,760				
				INT FINISH	1	PLASTER	1.00	E	PTA	N	PATIO	160		18.31	2,929				
				HEATING/COOL	2	HOT WATER	1.00	GFP	O		GAS FIREPLACE	1		3,788.00	3,788				
				FUEL SOURCE	2	GAS	1.00	ODS	O		OUTDOOR SHOWER	1		2,926.40	2,926				
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	A
																		KITCHEN	A
																		BATHS	A
																		HEAT/ELEC	A
																		EFF.YR/AGE	1998 / 25
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$679,300