

Key: 6960

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.186

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SCHMITT KAREN L 40 TANGLEWOOD ROAD AMHERST, MA 01002				51-4-0				22 WALDUN WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SCHMITT KAREN L				02/05/1991	A	100		7432-301			

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	18,900	14	1.00	A	1.00	A	1.00	252,080	2.32	A	1.00	R03	1.15									253,850

TOTAL	18,900 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE	LAND	253,900	260,300			
St Ind	AVERAGE		BUILDING	233,000	219,900			
Infl	AVERAGE		DETACHED	1,600	1,600			
			OTHER	0	0			
			TOTAL	488,500	481,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10	2018	80	22.01	1,600



BUILDING	CD	ADJ	DESC	MEASURE	3/28/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/28/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/23/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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	%
		14	CYCLICAL GRO		03/28/2018	NF	100	100

(B) 16
WDK

10

(A) 24
BAS
BMU

40

BUILDING	CD	ADJ	DESC	MEASURE	3/28/2018	NF
MODEL	1		RESIDENTIAL	LIST	3/28/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	12/23/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	1.000
\$NLA(RCN)	\$332	OVERALL	0.960
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,744	
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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		56.64	54,374
A	BAS	L	BASE AREA	960	1979	255.57	245,348
B	WDK	N	WOOD DECK	160		37.63	6,021
	F11	O	FPL 1S 1OP	1		7,331.50	7,332
	ODS	O	OUTDOOR SHOWER	1		2,318.40	2,318

TOTAL RCN	319,138
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1979 / 44
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$233,000