Key: 7213

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,442

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WICHERN STEPHEN C & WICHERN LORRAINE A TRUSTEES 44 MARION LANE BREWSTER, MA 02631	73-54-0	44 MARION LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WICHERN STEPHEN C &	07/30/2012	F	100	26538-95
WICHERN STEPHEN C & LORRA	04/22/2005	A	1	19746-253
WICHERN STEPHEN C	04/22/2005	A	1	19746-250

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

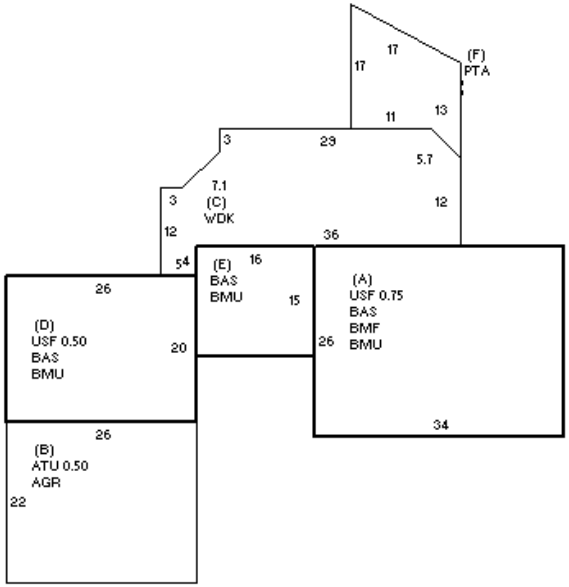
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
479	09/08/2011	2	ADD	50,000	03/09/2012	MR	100	100
472	09/07/2011	7	ALTERATIONS	3,500	03/09/2012	MR	100	100
NP		12	CYCLICAL NON		01/20/2011	JH	100	100
670	12/22/2010	7	ALTERATIONS	10,000	01/20/2011	JH	100	100
104	03/24/2010	7	ALTERATIONS	50,000	01/20/2011	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,300	15 1.00	A 1.00	A 1.00	328,800	1.47	A 1.00	R04 1.50			379,290

TOTAL	34,282 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE	CHANGED FROM 35 MATHESON ROAD 7/2000		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	379,300	357,800
BUILDING	645,200	609,300
DETACHED	4,900	4,800
OTHER	0	0
TOTAL	**1,029,400**	**971,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	18X12	2010	216	19.84	3,900
PTD	A 1.00	10 0.90	10X12	2010	120	9.00	1,000

PHOTO 03/10/2021

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	3/10/2021	NF
LIST	3/10/2021	EST
REVIEW	11/9/2021	EMZ

YEAR BLT	1983	SIZE ADJ	0.990
NET AREA	2,567	DETAIL ADJ	1.000
$NLA(RCN)	$303	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	10	$13,390
GARAGE SPACES	2	1.00
% BSMT FIN	50	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,644		52.16	85,753
A	BMF	N	BSMT FINISH	884		36.30	32,090
+	BAS	L	BASE AREA	1,644	1983	241.30	396,700
+	USF	L	UPPER STORY FIN	923	1983	185.56	171,269
B	AGR	N	ATT GARAGE	572		38.68	22,122
B	ATU	N	ATTIC UNF	286		54.45	15,573
C	WDK	N	WOOD DECK	617		39.97	24,663
F	PTA	N	PATIO	203		14.59	2,962
	F21	O	FPL 2S 1OP	1		10,351.00	10,351
	ODS	O	OUTDOOR SHOWER	1		2,462.60	2,463

TOTAL RCN	777,335
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	1999 / 24
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	$645,200