Key: 7275

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,504

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MECCA JONATHAN & CASEY 32 WOODWARD ROAD BREWSTER, MA 02631	84-40-0	32 WOODWARD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MECCA JONATHAN & CASEY	05/02/2019	QS	576,000	31994-180
SWANSON DARRYL	08/18/2017	O	276,000	30708-188
MATTSON PETER C TRUSTEE	11/18/2011	A	100	25848-292

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

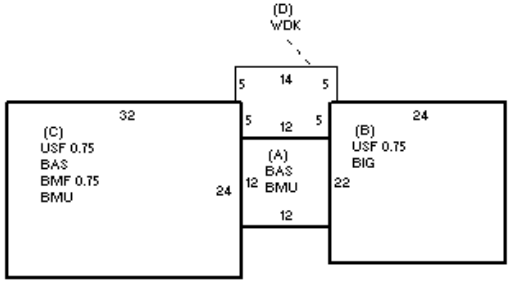
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
654	07/19/2021	77	SOLAR PANELS	20,433	04/13/2022	TCK	100	100
	05/02/2019	16	MLS REVIEW	576,000	05/08/2020	JMG	100	100
150	02/21/2018	2	ADD	25,000	07/25/2019	NF	100	100
741	09/26/2017	7	ALTERATIONS	10,000	05/18/2018	NF	100	100
NP		12	CYCLICAL NON		11/18/2011	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,700	15 1.00	A 1.00	A 1.00	328,800	2.71	A 1.00	R04 1.50			320,720

TOTAL	15,700 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	320,700	302,600
BUILDING	572,700	541,000
DETACHED	0	0
OTHER	0	0
TOTAL	**893,400**	**843,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/13/2022

BLDG COMMENTS

BMF=FR w/FP/BATH
15 SOLAR PANELS

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	3/13/2021	NF
LIST	11/18/2011	MR
REVIEW	4/28/2022	MR

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,884	DETAIL ADJ	1.000
$NLA(RCN)	$304	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	10	$13,390
GARAGE SPACES	2	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	912		60.77	55,422
+	BAS	L	BASE AREA	912	1968	274.21	250,077
B	BIG	N	BUILT-IN GARAGE	528		51.26	27,067
B	USF	L	UPPER STORY FIN	396	1968	187.43	74,223
C	BMF	N	BSMT FINISH	576		41.55	23,930
C	USF	L	UPPER STORY FIN	576	2018	187.43	107,961
D	WDK	N	WOOD DECK	130		40.38	5,249
	F22	O	FPL 2S 2OP	1		12,846.20	12,846
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	572,652
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	E
KITCHEN	E
BATHS	E
HEAT/ELEC	E

EFF.YR/AGE	2023 / 0	
COND	0 0 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$572,700