Key: 7291

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,520

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ORMOND VALERIE 63 TANGLEWOOD ROAD BREWSTER, MA 02631	73-88-0	63 TANGLEWOOD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ORMOND VALERIE	07/29/2011	F		25592-33
WALSH MARGARET K TRUSTEE	09/30/1996	F	100	10412-301
MARGARET K WALSH	08/12/1996	QS	105,000	N/A-N/A

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

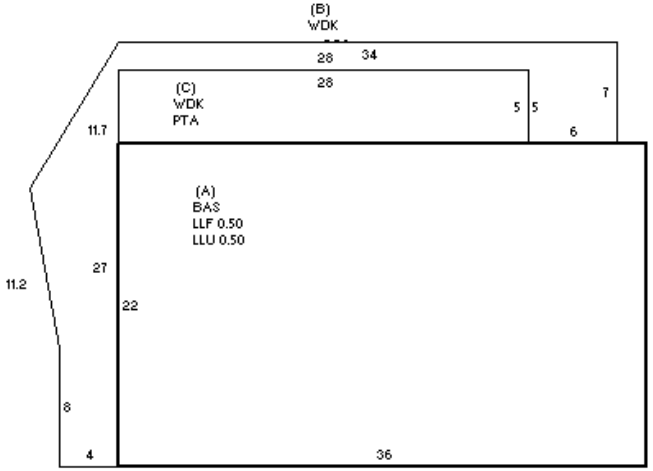
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		12/16/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,600	15 1.00	A 1.00	A 1.00	295,920	1.72	10 0.90	R04 1.50			322,440

TOTAL	27,600 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 15	NOTE	T=HOUSE SITS BELOW GRADE		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	322,400	304,200
BUILDING	232,000	222,300
DETACHED	0	0
OTHER	0	0
TOTAL	**554,400**	**526,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/12/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/12/2021	NF
LIST	3/12/2021	EST
REVIEW	11/10/2021	EMZ

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,188	DETAIL ADJ	1.000
$NLA(RCN)	$291	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,370
GARAGE SPACES	0	1.00
% BSMT FIN	50	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	10	VERT BOARD	0.98
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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	396		90.55	35,858
A	LLF	L	LOWER LEVEL FIN	396	1968	138.65	54,906
A	BAS	L	BASE AREA	792	1968	285.05	225,762
+	WDK	N	WOOD DECK	355		38.42	13,638
C	PTA	N	PATIO	140		15.58	2,182
	F11	O	FPL 1S 1OP	1		7,484.30	7,484

TOTAL RCN	346,199

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1968 / 55		
COND	33	33 %	
FUNC	0		
ECON	0		
DEPR	33	% GD	67
RCNLD			$232,000