

Key: 7364

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.594

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
CHRISTOPHER MICHAEL P O BOX 887 BARNSTABLE, MA 02630		73-94-0	8 CAPTAIN BAKER ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
CHRISTOPHER MICHAEL		08/16/1984	H		4216-266	

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	%
793	10/26/2022	7	ALTERATIONS	2,000	03/02/2023	TCK	100	100
		12	CYCLICAL NON		02/02/2004	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,800	15 1.00	A 1.00	A 1.00	350,720	2.44	A 1.00	PV6	1.60		349,070

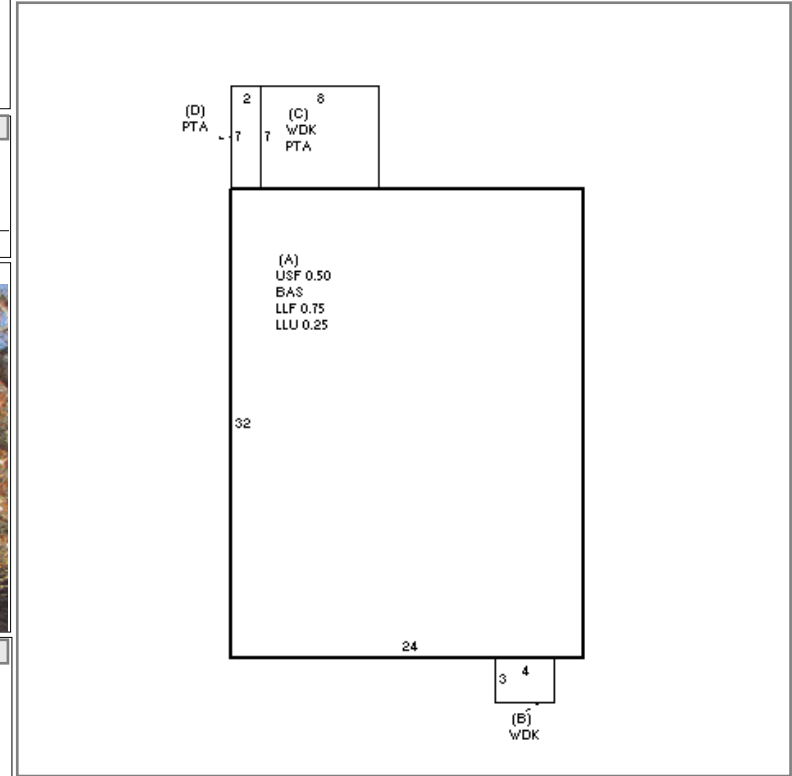
TOTAL	17,800 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE POND VIEW	LAND	349,100	329,300			
St Ind	AVERAGE		BUILDING	354,300	334,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL			703,400	663,700				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/12/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/29/2023	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	1,728	DETAIL ADJ	1.000
\$NLA(RCN)	\$266	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$4,376	
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	192		107.13	20,569
EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	576	1987	153.45	88,387
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1987	326.36	250,641
ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	384	1987	208.38	80,019
FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	68		43.99	2,991
INT FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	56		23.20	1,299
HEATING/COOL	2	HOT WATER	1.00	D	PTA	N	PATIO	14		32.14	450
FUEL SOURCE	1	OIL	1.00	F	F21	O	FPL 2S 10P	1		11,389.40	11,389

TOTAL RCN	460,121
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$354,300