

Key: 7561

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.789

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
KRAUL JOSEPH D 78 WILLIAM MAKER WAY BREWSTER, MA 02631		107-18-0		78 WILLIAM MAKER WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KRAUL JOSEPH D		04/26/1999	QS	152,000	12223-091
DAY ELLEN A		08/26/1987	XX		5901-010

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 %
127	02/29/2008	14	CYCLICAL GRO		12/16/2020	TCK	100 100
		12	CYCLICAL NON		02/15/2013	SF	100 100
		1	NEW CONSTRUC	15,000	04/22/2010	JH	100 100

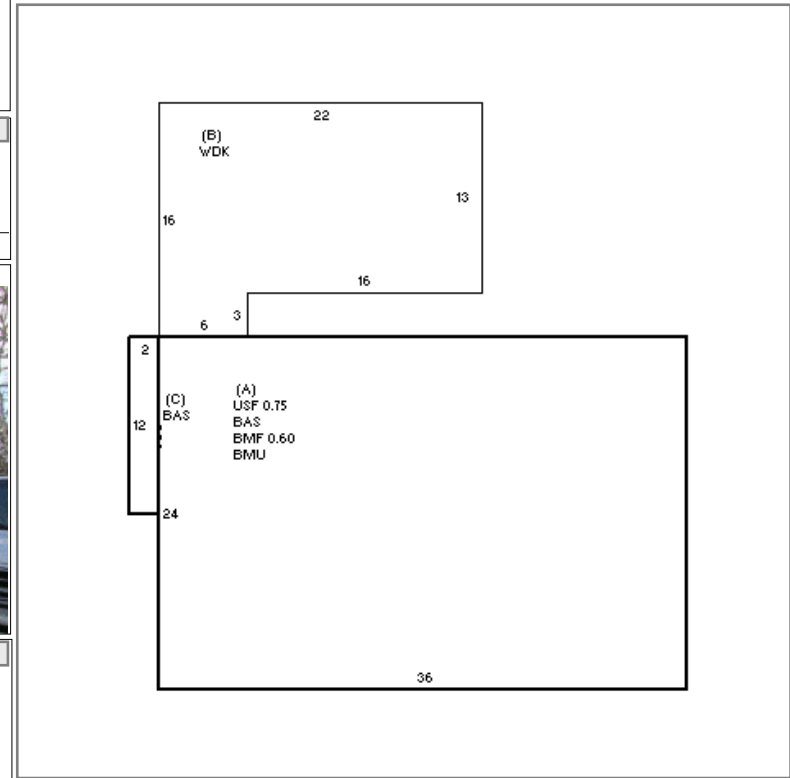
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	54,450	13	1.00	A	1.00	A	1.00	219,200	1.08	A	1.00	R03	1.00		294,960

TOTAL	1.250 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE			LAND	295,000	278,300	
St Ind	AVERAGE		BUILDING	342,600	323,500			
Infl	AVERAGE		DETACHED	23,300	23,000			
			OTHER	0	0			
						TOTAL	660,900	624,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X10	1990	80	22.01	1,100
FND	A	1.00	10 0.90 24X26 AGR	2009	1	22,544.80	20,300
SHF	A	1.00	30 0.70 8X16		128	21.39	1,900



BUILDING	CD	ADJ	DESC	MEASURE	12/16/2020	TCK
MODEL	1		RESIDENTIAL	LIST	8/14/2003	JB
STYLE	4	1.02	CAPE [100%]	REVIEW	2/12/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$314	OVERALL	1.030

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		60.77	52,505
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	518		41.54	21,520
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	864	1974	284.36	245,689
ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	648	1974	189.36	122,708
FLOOR COVER	3	W/W CARPET	1.00	B	WDK	N	WOOD DECK	304		40.38	12,275
INT FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	24	2020	284.37	6,825
HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O		FPL 2S 1OP	1		10,455.50	10,456
FUEL SOURCE	1	OIL	1.00	ODS	O		OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	482,498
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE 1975 / 48	
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$342,600