Key: 7648

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,875

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WYETH DAVID A & CAROL A 314 THOUSAND OAKS DR BREWSTER, MA 02631	109-12-0	314 THOUSAND OAKS DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WYETH DAVID A & CAROL A	07/17/1984	XX		(97469)

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

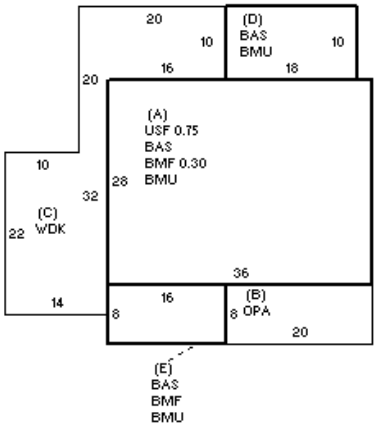
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
294	04/02/2019	7	ALTERATIONS	20,010	07/13/2020	TCK	100	100
		12	CYCLICAL NON		05/08/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,026	13 1.00	A 1.00	A 1.00	219,200	1.25	A 1.00	R02 1.00			271,030

TOTAL	43,026 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	271,000	255,700
BUILDING	495,700	474,100
DETACHED	3,600	3,500
OTHER	0	0
TOTAL	770,300	733,300



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	16X12		192	20.77	3,600

PHOTO 01/04/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/4/2021	TCK
LIST	1/4/2021	EST
REVIEW	2/17/2021	MR

BLDG COMMENTS
BMF=FAM RM
INFO @ DOOR (1/4/21)

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,072	DETAIL ADJ	0.950
$NLA(RCN)	$311	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,314
GARAGE SPACES	0	1.00
% BSMT FIN	30	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	2	.95

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	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
+	BMU	N	BSMT UNFINISHED	1,316		60.97	80,234
+	BMF	N	BSMT FINISH	430		42.99	18,487
+	BAS	L	BASE AREA	1,316	1988	262.74	345,771
A	USF	L	UPPER STORY FIN	756	1988	195.96	148,149
B	OPA	N	OPEN PORCH	160		53.30	8,527
C	WDK	N	WOOD DECK	548		41.78	22,898
	F21	O	FPL 2S 1OP	1		11,389.40	11,389

TOTAL RCN	643,770

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

EFF.YR/AGE	1988 / 35		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$495,700		