Key: 7826

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,054

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALKER TODD P & KIMBERLY A TRUSTEES P O BOX 710 ORLEANS, MA 02653	95-40-0	323 JONATHANS WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALKER TODD P & KIMBERLY	04/06/2020	F	1	32811-336
WALKER TODD P & KIMBERLY	09/16/1993	QS	90,500	8782-137

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

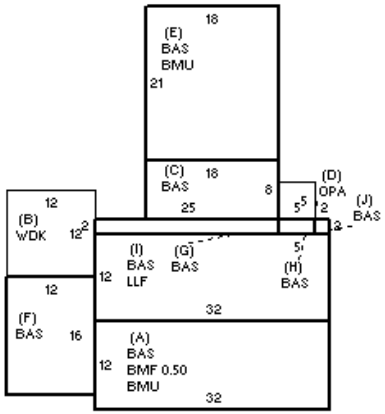
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
674	07/29/2021	7	ALTERATIONS	20,000	04/19/2022	TCK	100	100
690	10/15/2020	7	ALTERATIONS	3,500	11/02/2020	TCK	100	100
790	08/30/2016	7	ALTERATIONS	2,000	04/10/2017	MR	100	100
		12	CYCLICAL NON		02/21/2013	SF	100	100
286	05/15/2002	2	ADD	10,000	06/11/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000	13 1.00	A 1.00	A 1.00	219,200	2.66	A 1.00	R02 1.00			214,530

TOTAL	16,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	214,500	202,400
BUILDING	357,000	337,000
DETACHED	8,200	8,200
OTHER	0	0
TOTAL	**579,700**	**547,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80	14 X 20	2002	280	36.79	8,200

PHOTO 04/19/2022

BLDG COMMENTS

LLF=FAM RM

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/2/2020	TCK
LIST	11/2/2020	EST
REVIEW	4/29/2022	MR

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,930	DETAIL ADJ	1.000
$NLA(RCN)	$250	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,410
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
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	762		59.19	45,102
A	BMF	N	BSMT FINISH	192		38.32	7,357
B	WDK	N	WOOD DECK	144		37.24	5,363
+	BAS	L	BASE AREA	522	1997	229.49	119,795
D	OPA	N	OPEN PORCH	25		47.50	1,188
+	BAS	L	BASE AREA	1,024	1969	229.49	235,000
I	LLF	L	LOWER LEVEL FIN	384	1969	134.41	51,612
	F11	O	FPL 1S 1OP	1		7,255.20	7,255
	ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294

TOTAL RCN	482,375

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

EFF.YR/AGE	1981 / 42	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$357,000