

Key: 8084

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.305

LEGAL

LAND

DETACHED

BUILDING

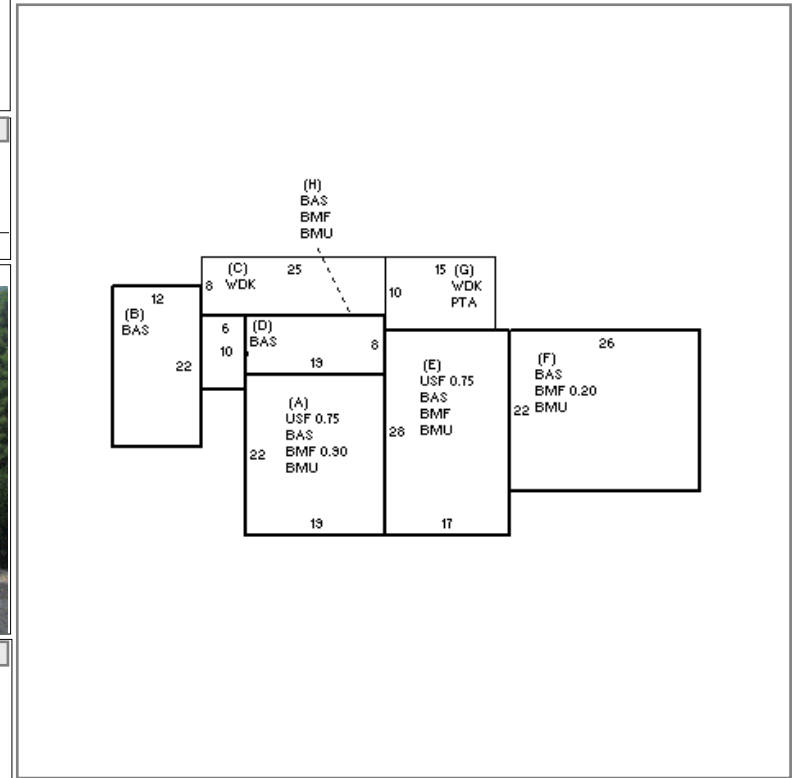
CURRENT OWNER				PARCEL ID				LOCATION			
BOHL HAROLD S JR TRUSTEE & BOHL KELLY A TRUSTEE				144-41-0				37 WOOD DUCK ROAD			
37 WOOD DUCK ROAD BREWSTER, MA 02631				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				BOHL HAROLD S JR TRUSTEE				02/17/2017	F	1	30307-59
				BOHL HAROLD S & KELLY A				02/19/2016	QS	550,000	29461-313
				SETHARES ROBERT M II &				12/03/2010	S	460,000	25057-55

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	%
24-677	08/06/2024	7	ALTERATIONS	48,846				0
451	05/14/2019	7	ALTERATIONS	5,000	07/14/2020	TCK	100	100
287	04/08/2016	7	ALTERATIONS	2,739	03/28/2017	NF	100	100
260	05/04/2000	2	ADD	30,000	07/19/2001	SJM	100	100
589	11/12/1996	2	ADD	10,000	07/22/1999	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,140	13	1.00	A	1.00	A	1.00	226,872	1.31	10	0.90	R05	1.15			274,120

TOTAL	40,140 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	T=SLOPE			LAND	274,100	258,600
St Ind	AVERAGE		BUILDING	763,900	721,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,038,000	980,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2007	JH
MODEL	1		RESIDENTIAL	LIST	3/23/2007	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/31/2020	ER
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
BMF = BATH & REC ROOM

YEAR BLT	1986	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	966,947		
NET AREA	2,613	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,618		67.15	108,650	CONDITION ELEM	CD		
\$NLA(RCN)	\$370	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,119		44.72	50,046	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	671	1986	241.34	161,942	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	264	1996	297.70	78,594	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	350		51.46	18,011	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,526	1986	297.70	454,295	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00	G	PTA	N	PATIO	150		20.87	3,131				
				FUEL SOURCE	1	OIL	1.00	H	BAS	L	BASE AREA	152	1986	297.71	45,252				
																	EFF.YR/AGE	1991 / 32	
																	COND	21	21 %
																	FUNC	0	
																	ECON	0	
																	DEPR	21	% GD 79
																	RCNLD		\$763,900