

Key: 820

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 841

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WALLIS PETER W 355 HEATH'S BRIDGE ROAD CONCORD, MA 01742				91-40-0				47 CAPTAIN DUNBAR ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALLIS PETER W				05/27/2010	A	1	24580-219				
WALLIS GEORGE TRUSTEE				05/31/2007	F	1	22071-228				
WALLIS GEORGE TRUSTEE				01/19/2000	ML		12788-183				

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	%
616	07/26/2013	7	ALTERATIONS	1,500	08/07/2014	RJM	100	100
365	05/22/2012	7	ALTERATIONS	1,750	02/04/2013	MR	100	100
489	11/20/2009	7	ALTERATIONS	6,500	04/19/2010	JH	100	100
403	06/15/2006	5	OTHER	600			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,000 6	1.00	A	1.00	A	1.00	1,753,600	5.56	A	1.00	BSP 8.00	1,565,820

TOTAL	7,013 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N O T E	SURVEY FOR F/Y 2005 PLOT #7 ON PLAN BOOK 588/84			LAND	1,565,800	1,477,200
St Ind	AVERAGE		BUILDING	109,200	103,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,675,000</b>	<b>1,580,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/19/2007	REO
STYLE	7	1.05	CONVEN/OLD [100%]	REVIEW	1/11/2021	MR
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	757	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	469	1920	243.59	114,244
\$NLA(RCN)	\$240	OVERALL	0.900	EXT COVER	1	WD SHINGLE	1.00	+	OPA	N	OPEN PORCH	173		40.50	7,007
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	128		31.75	4,065
				ROOF COVER	1	ASPH/CMP SH	1.00	D	USF	L	UPPER STORY FIN	288	1920	150.44	43,326
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,222.30	8,222
				INT FINISH	3	WD PANEL	1.00		ODS	O	OUTDOOR SHOWER	1		1,956.20	1,956
				HEATING/COOL	13	NONE	0.90								
				FUEL SOURCE	8	NONE	0.95								

TOTAL RCN	181,979
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1933 / 90
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$109,200

