Key: 8246

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,482

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COWAN BRIAN M & JOAN M P O BOX 1304 HARWICH, MA 02645	105-3-0	82 CAPTAIN BLACKS LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COWAN BRIAN M & JOAN M	05/29/1992	QS	80,000	8044-057

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

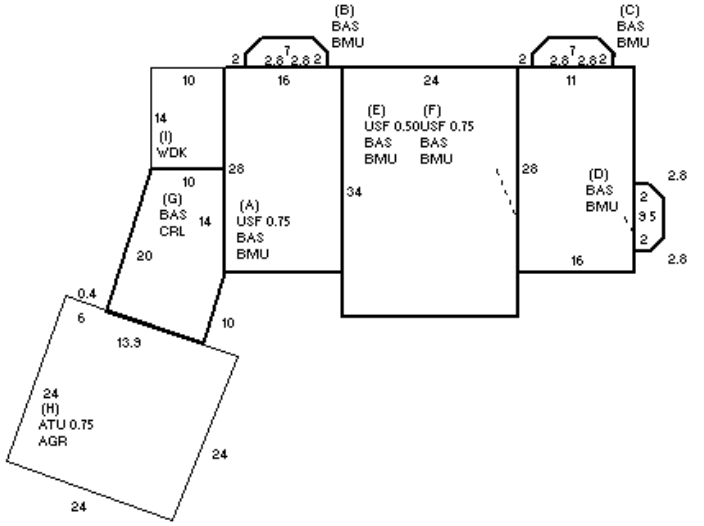
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
517	06/22/2022	7	ALTERATIONS	22,325	03/08/2023	TCK	100	100
440	09/15/2010	3	OUT BUILDING	6,000	12/16/2010	MR	100	100
		12	CYCLICAL NON		04/07/2004	JB	100	100
772	12/14/2001	1	NEW CONSTRUC	350,000	04/04/2002	LB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13 1.00	A 1.00	A 1.00	416,480	1.00	A 1.00	PF2 1.90			576,360
300	A	2.093	13 1.00	A 1.00	A 1.00	22,800	1.00	A 1.00	PF2 1.90			47,720

TOTAL	3.470 Acres	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	624,100	588,700
BUILDING	927,900	876,200
DETACHED	7,100	7,100
OTHER	0	0
TOTAL	**1,559,100**	**1,472,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	12X16	2010	192	24.92	4,300
PTD	A 1.00	20 0.80	20X26		520	6.75	2,800

PHOTO 03/08/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/2/2021	TCK
LIST	3/2/2021	EST
REVIEW	3/31/2023	EMZ

BLDG COMMENTS

INFO @ DOOR (3/2/2021)

YEAR BLT	2001	SIZE ADJ	0.980
NET AREA	3,181	DETAIL ADJ	1.000
$NLA(RCN)	$347	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	$17,745
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,824		66.69	121,645
+	BAS	L	BASE AREA	2,101	2001	296.77	623,511
+	USF	L	UPPER STORY FIN	1,080	2001	235.90	254,768
G	CRL	N	BSMT CRAWL	277		40.62	11,251
H	AGR	N	ATT GARAGE	584		50.74	29,630
H	ATU	N	ATTIC UNF	438		71.43	31,288
I	WDK	N	WOOD DECK	140		52.44	7,341
	GFP	O	GAS FIREPLACE	1		4,181.70	4,182
	ODS	O	OUTDOOR SHOWER	1		3,230.50	3,231

TOTAL RCN	1,104,592
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2001 / 22	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$927,900