Key: 8310

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,549

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ARNOLD WAYNE B & BYRNE STACEY M TRUSTEES STAYBY REALTY TRUST 102 OLD BASS RIVER ROAD SOUTH DENNIS, MA 02660	94-104-0	53 TWINTURN DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ARNOLD WAYNE B & BYRNE ST	04/04/2022	F	100	35022-213
ARNOLD WAYNE B	01/31/1990	H	100	7041-213

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

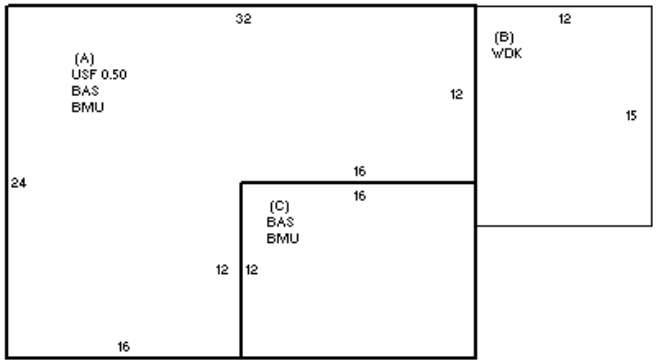
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
345	07/14/2010	7	ALTERATIONS		12/16/2010	JH	100	100
78	03/08/2010	3	OUT BUILDING	1,849	12/16/2010	JH	100	100
		12	CYCLICAL NON		12/12/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,002	13 1.00	A 1.00	A 1.00	219,200	2.82	A 1.00	R03 1.00			212,510

TOTAL	15,002 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,500	200,500
BUILDING	258,600	247,400
DETACHED	4,400	4,400
OTHER	0	0
TOTAL	**475,500**	**452,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X10	2010	80	22.01	1,600
HTB	A 1.00	30 0.70			1	4,058.10	2,800

PHOTO 11/06/2020

BLDG COMMENTS

INFO @ DOOR 11/6/20

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/6/2020	TCK
LIST	11/6/2020	EST
REVIEW	12/22/2020	MR

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,056	DETAIL ADJ	1.000
$NLA(RCN)	$327	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,978
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	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	5	VINYL	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	768		63.55	48,806
+	BAS	L	BASE AREA	768	1984	296.69	227,856
A	USF	L	UPPER STORY FIN	288	1984	189.44	54,559
B	WDK	N	WOOD DECK	180		39.98	7,197
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN 344,859

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

EFF.YR/AGE 1984 / 39

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75

RCNLD $258,600