

Key: 847

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 878

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION					
WILCOX LESLIE J 524 HARRISON AVENUE #1A BOSTON, MA 02118				90-43-0				21 OCEAN STREET					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
WILCOX LESLIE J				06/15/2010	QS	582,500	24617-347						
K&M INVESTMENTS LLC				11/14/2003	F	100	17927-337						
KENNEDY PATRICIA W & THOM				10/19/2001	QS	325,000	14347-238						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,160 6	1.00	A	1.00	A	1.00	1,139,840	4.83	A	1.00	BGD 5.20	1,032,070

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	BY	1st	%
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
606	06/29/2021	77	ALTERATIONS	9,900	04/25/2022	TCK	100	100
64	01/25/2021	7	SOLAR PANELS	1,500	04/25/2022	TCK	100	100
888	11/26/2012	3	ALTERATIONS	7,200	02/01/2013	MR	100	100
49	02/20/1992	5	OUT BUILDING	5,000			100	100
			OTHER				100	100

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D

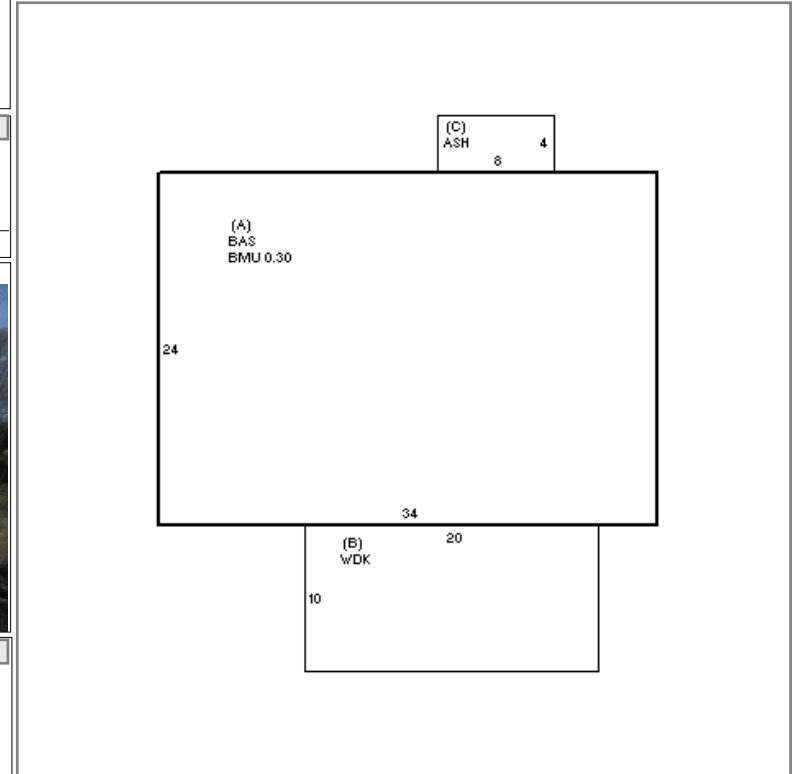
TOTAL	8,160 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	1,032,100	973,700
St Ind	AVERAGE		LAND	157,000	150,500			
Infl	AVERAGE		DETACHED	3,300	3,300			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,192,400</b>	<b>1,127,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	12X12	2012	144	25.67	3,300



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/24/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/3/2022	MR
QUALITY	A-	0.90	MINUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
16 SOLAR PANELS



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G

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	816	DETAIL ADJ	1.000
\$NLA(RCN)	\$296	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	4	\$4,727
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	241,507
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	245		60.77	14,888		
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	816	1960	250.96	204,780		
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	200		35.63	7,127		
ROOF COVER	1	ASPH/CMP SH	1.00	C	ASH	N	ATT SHED	32		26.50	848		
FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 10P	1		6,942.00	6,942		
INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,195.20	2,195		
HEATING/COOL	16	FHA+DCTLS AC	1.01										
FUEL SOURCE	2	GAS	1.00										

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

EFF.YR/AGE	1963 / 60
COND	35 35 %
FUNC	0
ECON	0
DEPR	35 % GD 65

RCNLD	\$157,000
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