Key: 8614

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,841

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HARDY AKIKO C/O HARDY AKIKO HEIRS OF C/O DERRICK HARDY 9 SAMUELS PATH HARWICH, MA 02645	19-11-0	26 SEAN CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HARDY AKIKO HEIRS OF	03/26/2024	H		7403-123
HARDY AKIKO	01/03/1991	QS	77,500	7403-123

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	%
58	01/23/2014	7	ALTERATIONS	4,000	06/15/2015	MW	100	100
402	05/09/2013	7	ALTERATIONS	5,200	08/14/2014	RJM	100	100
325	10/04/1990	1	NEW CONSTRUC	55,000	03/15/1991		100	100

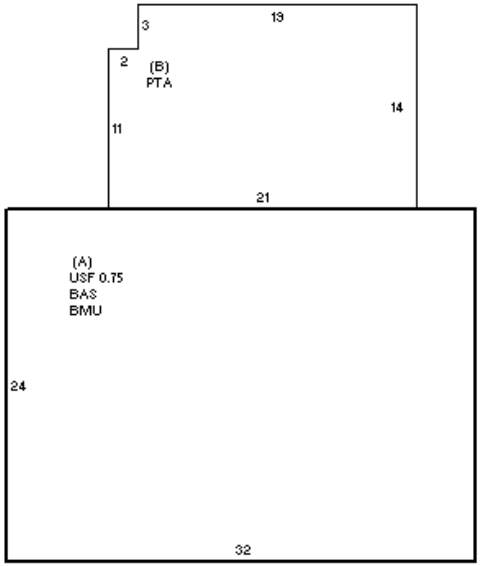
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,134	12 1.00	A 1.00	A 1.00	219,200	2.40	A 1.00	R03 1.00			218,960

TOTAL	18,134 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE	Affordable Deed Rider Bk 7403 Pg 123; Discount Rate = 76%		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	166,440	157,020
BUILDING	246,540	235,680
DETACHED	0	0
OTHER	0	0
TOTAL	**412,980**	**392,700**

* -- Value totals adjusted by value credit.



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/29/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/29/2017	NF
LIST	12/5/2017	NF
REVIEW	12/27/2017	TD

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$302	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$4,095
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	6	SALTBOX	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		65.42	50,242
A	BAS	L	BASE AREA	768	1990	305.41	234,557
A	USF	L	UPPER STORY FIN	576	1990	195.01	112,326
B	PTA	N	PATIO	288		15.02	4,327

TOTAL RCN	405,547

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

EFF.YR/AGE	1993 / 30	
COND	20	20 %
FUNC	0	
ECON	0	AFFORDABLE
DEPR	20	% GD 80
RCNLD		$324,400