Key: 904

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 931

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'CONNOR F WILLIAM & DIANE PO BOX 515 BREWSTER, MA 02631	91-11-0	108 KINGFISHER CARTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'CONNOR F WILLIAM & DIAN	09/17/1992	QS	242,250	8208-315

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

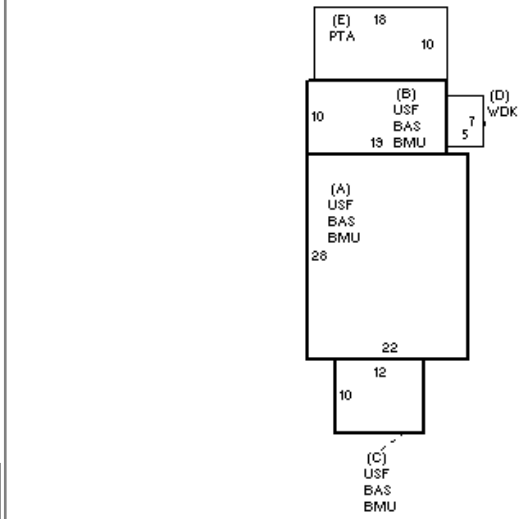
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-580	07/26/2024	77	SOLAR PANELS	30,500			0	0
24-530	07/16/2024	77	SOLAR PANELS	22,500			0	0
23-421	04/10/2023	9	HVAC	36,877	04/10/2024	NF	100	100
1028	12/21/2022	1	NEW CONSTRUC	662,000	04/10/2024	NF	100	100
770	11/17/2022	6	DEMO	16,000	02/24/2023	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,910	6 1.00	A 1.00	A 1.00	2,235,840	4.05	15 0.85	BSB 12.00			2,060,220

TOTAL	9,910 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE	18 foot Right of Way		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	2,060,200	1,943,700
BUILDING	648,000	247,600
DETACHED	0	0
OTHER	0	0
TOTAL	**2,708,200**	**2,191,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/18/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/24/2023	TCK
LIST	2/24/2023	TCK
REVIEW	5/18/2024	EMZ

BLDG COMMENTS

STAIRS TO BEACH

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	1,852	DETAIL ADJ	1.000
$NLA(RCN)	$353	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$14,061
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	8	HEAT PUMP	1.04
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	926		79.77	73,865
+	BAS	L	BASE AREA	926	2022	359.93	333,295
+	USF	L	UPPER STORY FIN	926	2022	246.03	227,820
D	WDK	N	WOOD DECK	35		53.00	1,855
E	PTA	N	PATIO	180		20.42	3,676

TOTAL RCN 654,572

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

EFF.YR/AGE 2022 / 1

COND	1	1 %	
FUNC	0		
ECON	0		
DEPR	1	% GD	99

RCNLD $648,000