

Key: 1004

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.114

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
BAGDOIAN IRENE H SANGREE PAUL H 170 MERRYMOUNT ROAD QUINCY, MA 02169				103-4-0				55 BEAVER ROAD					
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)				
				BAGDOIAN IRENE H		10/16/1991	QS	170,000	7715-213				

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	%
24-358	04/22/2024	7	ALTERATIONS	71,132				0
23-210	03/14/2023	77	SOLAR PANELS	32,338	05/01/2024	NF	100	100
709	10/20/2020	7	ALTERATIONS	148,830	05/02/2022	TCK	100	100
623	10/23/2002	2	ADD	12,000	05/05/2003	TN	100	100

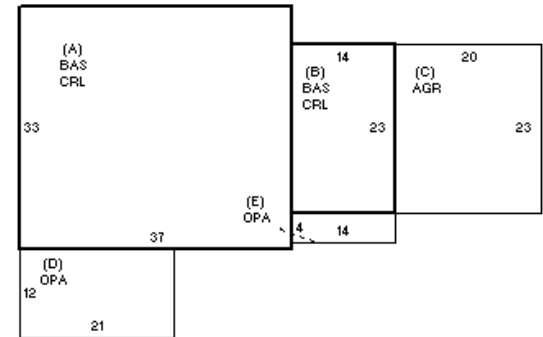
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,500	7	1.00	A	1,139,840	1.95	A	1.00	BGD	5.20	1,197,820

TOTAL	23,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 7	NOTE			LAND	1,197,800	1,130,100	
St Ind	AVERAGE		BUILDING	385,600	364,200			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL						1,583,400	1,494,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/10/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/10/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/20/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
23 SOLAR PANELS
INTERIOR ESTIMATED PER PLANS (2/22/21)

LAND

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	1,543	DETAIL ADJ	1.000
\$NLA(RCN)	\$287	OVERALL	0.960
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,488	
GARAGE SPACES	1	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN 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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	14	ELECT BB+AC	1.01
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	1,221		23.70	28,933
A	BAS	L	BASE AREA	1,221	1963	231.91	283,159
B	CRL	N	BSMT CRAWL	322		29.15	9,386
B	BAS	L	BASE AREA	322	2020	231.91	74,675
C	AGR	N	ATT GARAGE	460		38.07	17,510
+	OPA	N	OPEN PORCH	308		48.00	14,784
F11	O		FPL 1S 1OP	1		7,331.50	7,332

TOTAL RCN	443,266	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		V
KITCHEN		V
BATHS		V
HEAT/ELEC		V
EFF.YR/AGE	2007 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD	\$385,600	