Key: 1220

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,330

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ORZANO JOSEPH J & BLAZEWICZ A STEPHANIE TRUSTEES 18 BATTLE FLAGG ROAD BEDFORD, MA 01730	102-45-0	29 PARTRIDGE CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ORZANO JOSEPH J & BLAZEWI	07/21/2021	QS	1,400,000	(226995)
RUTLEDGE JEAN-PAUL TRUST	07/28/2004	A	1	(205926)
RUTLEDGE JEAN-PAUL TRUST	07/28/2004	A	1	18871-250

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

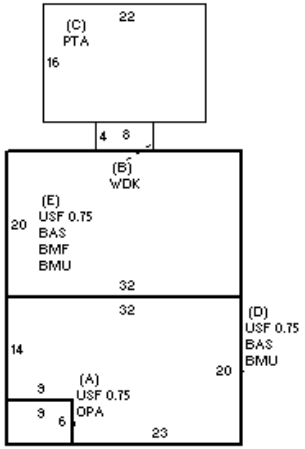
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	07/21/2021	16	MLS REVIEW	1,400,000	05/04/2022	JMG	100	100
NP		12	CYCLICAL NON		06/26/2007	JH	100	100
122	03/09/2006	3	OUT BUILDING	2,200	06/26/2007	JH	100	100
348	06/28/2005	2	ADD	100	04/17/2006	JB	100	100
464	07/30/2004	1	NEW CONSTRUC	170,000	05/18/2005	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,939	7 1.00	A 1.00	A 1.00	767,200	2.67	A 1.00	BAV 3.50			750,380

TOTAL	15,939 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 7	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	750,400	707,900
BUILDING	671,100	640,700
DETACHED	1,800	1,800
OTHER	0	0
TOTAL	**1,423,300**	**1,350,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X12	2007	120	21.39	1,800

PHOTO 01/26/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGLW [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	1/26/2021	NF
LIST	1/26/2021	EST
REVIEW	5/5/2022	JMG

YEAR BLT	2004	SIZE ADJ	1.000
NET AREA	2,186	DETAIL ADJ	1.000
$NLA(RCN)	$345	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$9,922
GARAGE SPACES	0	1.00
% BSMT FIN	50	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	54		63.60	3,434
+	USF	L	UPPER STORY FIN	960	2004	231.47	222,210
B	WDK	N	WOOD DECK	32		49.85	1,595
C	PTA	N	PATIO	352		17.19	6,051
+	BMU	N	BSMT UNFINISHED	1,226		69.12	84,741
+	BAS	L	BASE AREA	1,226	2004	313.55	384,410
E	BMF	N	BSMT FINISH	640		47.82	30,604
	GFP	O	GAS FIREPLACE	2		3,975.65	7,951
	ODS	O	OUTDOOR SHOWER	1		3,071.90	3,072

TOTAL RCN	753,989

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

EFF.YR/AGE	2011 / 12	
COND	11 11 %	
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$671,100