

Key: 13166

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.227

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
YAZEJIAN JAMES H & GAIL M 38 NANCYS WAY BREWSTER, MA 02631		52-156-0		38 NANCYS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
YAZEJIAN JAMES H & GAIL M		05/30/2003	QS	199,000	17013-057
O'NEIL NANCY B		07/09/1999	N	142,000	12398-123
PERRY NELSON F ETAL		09/24/1975	XX		2240-216

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 %
37	01/13/2014	7	ALTERATIONS	20,250	06/12/2015	MW	100 100
48	01/10/2014	5	OTHER	24,495	06/12/2015	MW	100 100
11	01/07/2014	10	INGROUND POO	35,000	06/12/2015	MW	100 100
631	08/06/2013	1	NEW CONSTRUC		08/21/2014	RJM	100 100
631	08/06/2013	1	NEW CONSTRUC	574,800	06/12/2015	MW	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	14	1.00	A	1.00	A	1.00	252,080	1.00	A	1.00	R03	1.15		348,850
300	A	0.001	14	1.00	A	1.00	A	1.00	13,800	1.00	A	1.00	R03	1.15		10

TOTAL	1.378 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	N O T E	SUBDIVISION OF PARCEL 30 FOR F/Y 2003 -- LOT 3 ON PLAN BOOK 564/36			LAND	348,900	357,700
St Ind	AVERAGE		BUILDING	767,800	725,100			
Infl	AVERAGE		DETACHED	26,700	26,400			
			OTHER	0	0			
						TOTAL	1,143,400	1,109,200

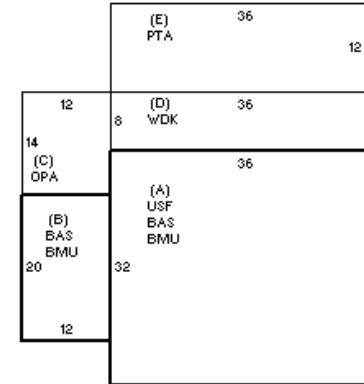
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	10 0.90	2014	800	32.01	23,000
HTB	A	1.00	10 0.90	2015	1	4,058.10	3,700



BLDG COMMENTS

20 SOLAR PANESL
GENERATOR

BUILDING	CD	ADJ	DESC	MEASURE	8/1/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/1/2017	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/16/2019	BOA
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	2013	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	843,735		
NET AREA	2,544	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,392		69.72	97,049	CONDITION ELEM	CD		
\$NLA(RCN)	\$332	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,392	2013	316.27	440,247	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,152	2013	226.26	260,647	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	OPA	N	OPEN PORCH	168		64.15	10,778	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	288		50.30	14,486	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	432		16.32	7,050	HEAT/ELEC	A		
				HEATING/COOL	9	WARM/CL AIR	1.03												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2013 / 10
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	9 % GD 91
																		RCNLD	\$767,800