

Key: 13734

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.323

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
ZAGORIANAKOS NICHOLAS W & ZAGORIANAKOS ELIZABETH 47 OAKVALE ROAD NEWTON, MA 02468		56-96-0		27 MAURY LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ZAGORIANAKOS NICHOLAS W & ELDREDGE STEVEN W		05/28/2003	QS	350,000	16990-119
ELDREDGE STEVEN W & SUSAN		09/03/2002	A	155,460	15546-079
		11/29/1999	N	155,000	12688-147

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	%
165	03/28/2006	1	NEW CONSTRUC	300,000	01/01/2008	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	12 1.00	A 1.00	A 1.00	230,160	1.00	A 1.00	R04	1.05		318,510
300	A	0.266	12 1.00	A 1.00	A 1.00	12,600	1.00	A 1.00	R04	1.05		3,350

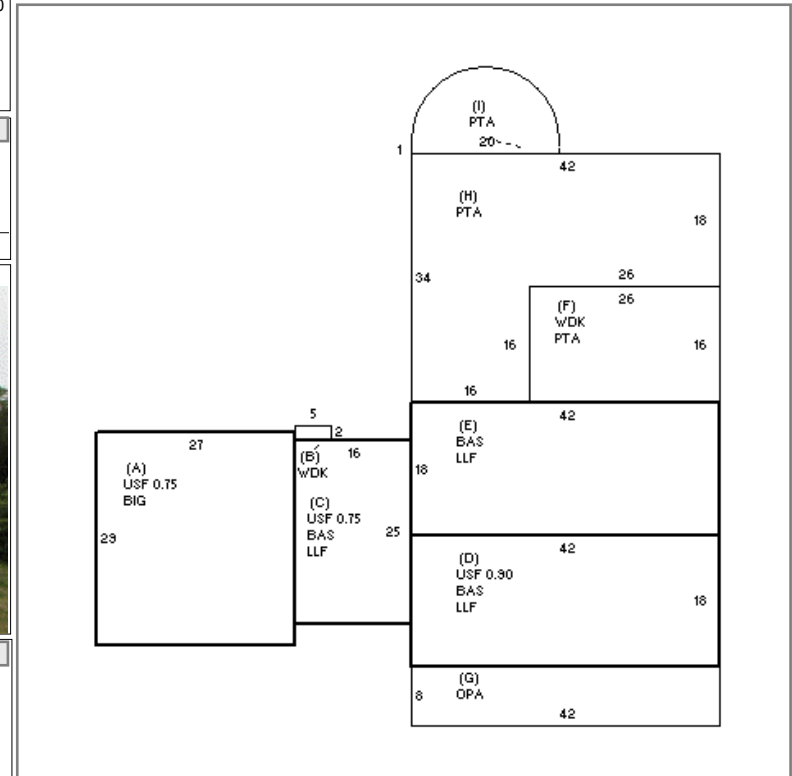
TOTAL	1.643 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	Division of Parcel M25 Parcel 42-1 for F/Y 06 -- Lot 4A on Plan Book 590/29			LAND	321,900	303,700
St Ind	AVERAGE		BUILDING	1,163,000	1,110,800			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,484,900</b>	<b>1,414,500</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/27/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	12/30/2019	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	0.970
NET AREA	5,392	DETAIL ADJ	1.000
\$NLA(RCN)	\$251	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.7	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		11	\$19,520
GARAGE SPACES		2	1.00
% BSMT FIN		95	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	783		62.97	49,305
EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	1,568	2006	213.62	334,952
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	426		51.90	22,110
ROOF COVER	1	ASPH/CMP SH	1.00	+	LLF	L	LOWER LEVEL FIN	1,912	2006	149.86	286,535
FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,156	2006	300.27	347,110
INT FINISH	1	PLASTER	1.00	E	BAS	L	BASE AREA	756	2006	300.27	227,003
HEATING/COOL	9	WARM/CL AIR	1.03	F	PTA	N	PATIO	416		16.84	7,007
FUEL SOURCE	2	GAS	1.00	G	OPA	N	OPEN PORCH	336		66.20	22,244
				H	PTA	N	PATIO	1,012		15.79	15,979
				I	PTA	N	PATIO	198		20.00	3,960
				F21	O		FPL 2S 1OP	1		13,440.40	13,440
				ODS	O		OUTDOOR SHOWER	1		3,197.60	3,198

TOTAL RCN	1,352,362
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2006 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$1,163,000