

Key: 1404

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.520

LEGALS


CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
KRIKORIAN ROSEMARY & NEIL A				90-69-0				109 NELSON STREET				1010	100	SINGLE FAMILY					1	1 of 1	
C/O KRIKORIAN ROSEMARY HEIRS OF				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
PO BOX 1073				KRIKORIAN ROSEMARY HEIRS				04/22/2024	DC		4123-132	363	05/21/2012	7	ALTERATIONS	1,200	02/01/1413	MR	100	100	
BREWSTER, MA 02631				KRIKORIAN ROSEMARY & NEIL				05/24/1984	A		1 4123-132	NP		12	CYCLICAL NON		10/22/2007	JH	100	100	
				KRIKORIAN NEIL				03/05/1976	XX		1 2307-053										

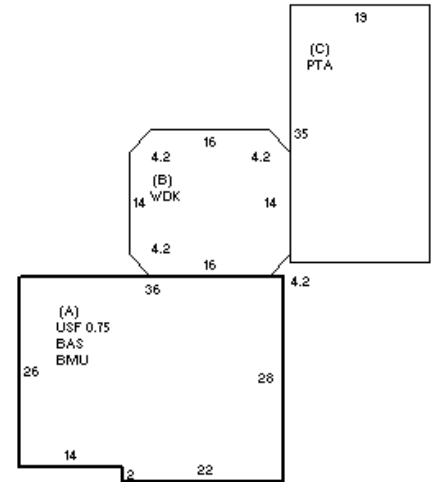
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	10,575 6	1.00	A	1.00	A	1.00	767,200	3.82	A	1.00	R12 3.50										711,840

TOTAL	10,575 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	711,800	537,300
St Ind	AVERAGE		BUILDING	374,100	358,000			
Infl	AVERAGE		DETACHED	1,700	1,600			
			OTHER	0	0			
			TOTAL	1,087,600	896,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70 8X10		80	22.01	1,200	12/04/2020 
OSH	A	1.00	30 0.70 5X7		35	18.50	500	



BUILDING	CD	ADJ	DESC	MEASURE	12/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/4/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/12/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,715	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	980		61.95	60,711
\$NLA(RCN)	\$303	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	980	1974	279.53	273,941
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	735	1974	193.04	141,884
STORIES	1.75		1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	422		41.16	17,369
ROOMS	6		1.00	FLOOR COVER	2	SOFTWOOD	1.00	C	PTA	N	PATIO	665		12.52	8,327
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,658.60	10,659
BATHROOMS	1		1.00	HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536
FIXTURES	3	\$4,095		FUEL SOURCE	2	GAS	1.00								
GARAGE SPACES	0		1.00												
% BSMT FIN	0		1.00												
# 1/2 BATHS	0		1.00												
# OF UNITS	1		1.00												

TOTAL RCN	519,521
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1977 / 46
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$374,100