

Key: 1415

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.530

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
MOLASKEY JAMES & TRACEY A TRUSTEES MOLASKEY FAMILY 2020 LIVING TRUST 109 WINTERGREEN LANE GROTON, MA 01450		90-17-0	53 WINSLOW LANDING ROAD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MOLASKEY JAMES & TRACEY A		12/29/2020	F	10	33623-6	
MOLASKEY JAMES & TRACEY A		09/30/2015	QS	550,000	29173-71	
DAHL KELLI A		03/07/2014	DC		26267-151	

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	%
114	02/13/2017	5	OTHER	2,700	04/26/2018	NF	100	100
677	09/05/2012	7	ALTERATIONS	1,500	02/01/2013	MR	100	100
518	07/19/2012	2	ADD	5,000	02/01/2013	MR	100	100

LAND

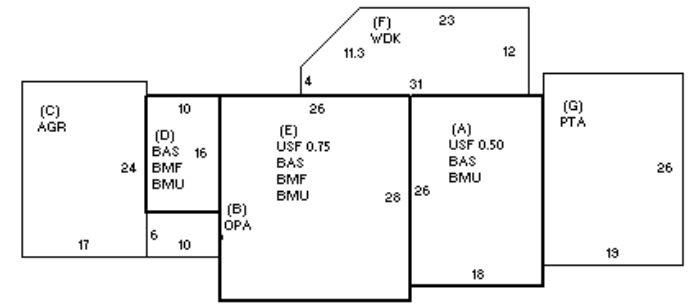
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	60,000	6	1.00	A	1.00	A	1.00	337,568	1.00	30	0.70 R10	2.20	467,160
300	A	0.201	6	1.00	A	1.00	A	1.00	18,480	1.00	30	0.70 R10	2.20	3,710

TOTAL

TOTAL	1.578 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE: T = NOT PART OF WINSLOW ASSOC.				LAND	470,900	444,200
St Ind	AVERAGE	LAND				BUILDING	537,300	514,100
Infl	AVERAGE	DETACHED				OTHER	0	0
		OTHER				TOTAL	1,008,200	958,300

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

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%]			

BLDG COMMENTS

LAND

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,136	DETAIL ADJ	1.000
\$NLA(RCN)	\$327	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		11	\$15,301
GARAGE SPACES		1	1.00
% BSMT FIN		75	1.00
# 1/2 BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & 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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,356		58.14	78,842
+	BAS	L	BASE AREA	1,356	1988	263.76	357,652
+	USF	L	UPPER STORY FIN	780	1988	196.72	153,439
B	OPA	N	OPEN PORCH	60		53.50	3,210
C	AGR	N	ATT GARAGE	408		43.35	17,687
+	BMF	N	BSMT FINISH	888		38.09	33,826
F	WDK	N	WOOD DECK	340		41.94	14,261
G	PTA	N	PATIO	494		13.61	6,724
	F21	O	FPL 2S 1OP	1		10,861.60	10,862
	GFP	O	GAS FIREPLACE	1		3,344.80	3,345
	ODS	O	OUTDOOR SHOWER	1		2,584.10	2,584

TOTAL RCN	697,732	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1988 / 35	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$537,300	