

Key: 1422

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.537

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PODZKA KERRI CONNOR & DONALD & C/O CONNOR JANE TRUSTEE & 5 ERIC ROAD NORFOLK, MA 02056				90-93-0				70 NELSON STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONNOR JANE TRUSTEE & PODZKA KERRI CONNOR & DON				02/15/2024	F	1	36222-305				
KING WILLIAM F & VIRGINIA				06/28/2019	A	580,000	32127-129				
				02/21/2003	QS	525,000	16432-323				

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	%
	06/28/2019	14	CYCLICAL GRO		11/20/2020	NF	100	100
		15	SALE REVIEW	580,000	06/05/2020	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	18,800 6	1.00	A	1.00	A	1.00	767,200	2.33	A	1.00	R12 3.50	771,700

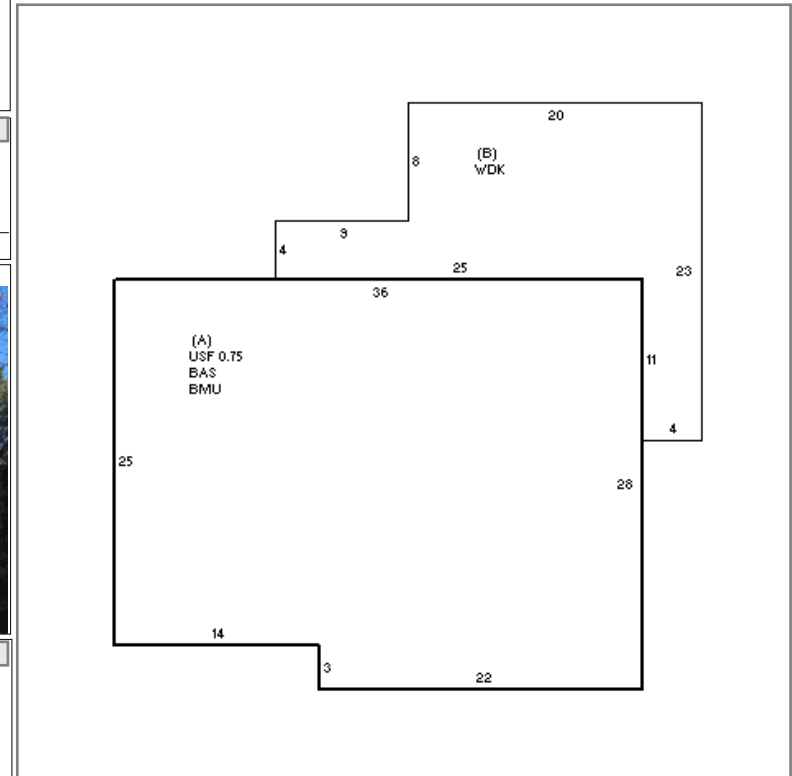
TOTAL	18,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	N O T E	RELEASE OF EASEMENTS BOOK 16432/314,318, & 320			LAND	771,700	582,400
St Ind	AVERAGE		BUILDING	424,500	400,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,196,200	983,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/20/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/8/2021	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BUILDING

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,691	DETAIL ADJ	1.000
\$NLA(RCN)	\$322	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$8,837
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	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	BMU	N	BSMT UNFINISHED	966		66.85	64,574
A	BAS	L	BASE AREA	966	1985	301.63	291,373
A	USF	L	UPPER STORY FIN	725	1985	208.30	151,018
B	WDK	N	WOOD DECK	320		44.41	14,212
	F21	O	FPL 2S 1OP	1		11,501.10	11,501
	ODS	O	OUTDOOR SHOWER	1		2,736.20	2,736

TOTAL RCN	544,251
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$424,500