

Key: 1501

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.637

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MEINELT STEPHEN L & KATIE A 63 SHORE ROAD SUITE 35 WINCHESTER, MA 01890				90-123-0				47 CLEMENTS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MEINELT STEPHEN L & KATI				10/15/2018	O	500,000	31594-270				
CIJUNSKAS ROBERT				03/29/2011	A	100	25344-249				
CIJUNSKAS JOSEPH M ETAL				12/14/2004	F	100	19340-339				

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	%
130	02/07/2019	7	ALTERATIONS	300,000	07/14/2020	NF	100	100
1017	11/29/2018	7	ALTERATIONS	300,000	07/14/2020	NF	100	100
207	05/07/2010	7	ALTERATIONS	2,000	12/22/2010	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,000	6	1.00	A	1.00	A	1.00	767,200	4.41	A	1.00	BAV	3.50			699,670

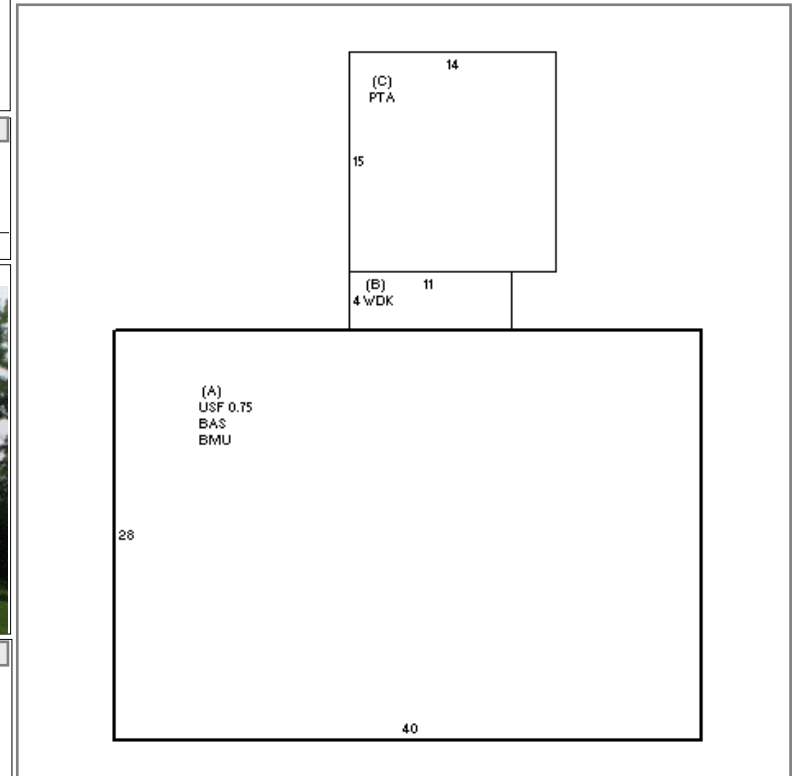
TOTAL	9,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	699,700	660,100
St Ind	AVERAGE		BUILDING	610,000	576,400			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,309,700	1,236,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
HEAT/COOL EST INT EST

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2019	NF
MODEL	1		RESIDENTIAL	LIST	7/14/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/27/2020	ER
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	610,042		
NET AREA	1,960	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,120		65.22	73,041	CONDITION ELEM	CD		
\$NLA(RCN)	\$311	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,120	1974	293.25	328,438	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	840	2018	210.18	176,549	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	44		45.28	1,992	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	C	PTA	N	PATIO	210		16.53	3,471	BATHS	V		
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		5,136.30	5,136	HEAT/ELEC	V		
				HEATING/COOL	9	WARM/CL AIR	1.03		GFP	O	GAS FIREPLACE	1		3,610.50	3,611				
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUTDOOR SHOWER	1		2,789.30	2,789				
																		EFF.YR/AGE	2023 / 0
																		COND	0 0 %
																		FUNC	0
																		ECON	0
																		DEPR	0 % GD 100
																		RCNLD	\$610,000