Key: 1520

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,657

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MIHAILIDIS GEORGE & SUSAN M 46 TOWER AVENUE NEEDHAM, MA 02494	90-124-0	57 CLEMENTS ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MIHAILIDIS GEORGE & SUSAN	01/30/2017	H	287,900	30267-48
ANASTASIA GRACE K	09/26/2014	F	100	28405-285
ANASTASIA GRACE L TRUSTEE	08/08/1974	XX		2081-216

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

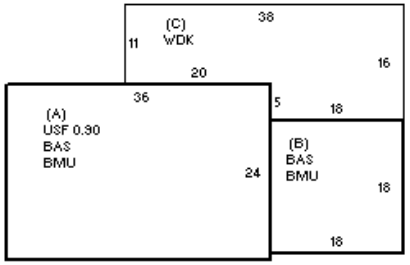
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
440	05/22/2018	2	ADD	4,000	05/17/2018	NF	100	100
804	10/13/2017	2	ADD	10,000	05/17/2018	NF	100	100
223	03/22/2017	7	ALTERATIONS	35,000	06/27/2019	NF	100	100
1214	12/30/2016	1	NEW CONSTRUC	250,000	06/27/2019	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	6 1.00	A 1.00	A 1.00	767,200	2.92	A 1.00	BAV 3.50			739,580

TOTAL	14,400 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	739,600	697,700
BUILDING	641,500	612,300
DETACHED	1,900	1,900
OTHER	0	0
TOTAL	**1,383,000**	**1,311,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X12	2017	96	22.01	1,900

PHOTO 06/27/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/17/2018	NF
LIST	5/17/2018	EST
REVIEW	7/10/2019	EMZ

BLDG COMMENTS

INTERIOR PER PLANS

YEAR BLT	2017	SIZE ADJ	1.000
NET AREA	1,966	DETAIL ADJ	1.000
$NLA(RCN)	$347	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	$12,854
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	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	16	FHA+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,188		69.79	82,908
+	BAS	L	BASE AREA	1,188	2017	313.81	372,811
A	USF	L	UPPER STORY FIN	778	2017	227.24	176,790
C	WDK	N	WOOD DECK	508		48.45	24,614
	F11	O	FPL 1S 1OP	1		9,439.30	9,439
	ODS	O	OUTDOOR SHOWER	1		2,984.90	2,985

TOTAL RCN 682,402

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 2017 / 6

COND	6	6 %	
FUNC	0		
ECON	0		
DEPR	6	% GD	94

RCNLD $641,500