

Key: 1578

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.716

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|---|--|------------|----|--------------------|--------------|
| ZAKARIAN ROBERT A & BROOKS MELISSA M PO BOX 2179 BREWSTER, MA 02631 | | 79-9-0 | | 216 CATHEDRAL ROAD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| ZAKARIAN ROBERT A & BROOK | | 08/07/2020 | QS | 750,000 | (223274) |
| WEIGOLD JOHN H III | | 11/28/2018 | DC | | (205858) |
| WEIGOLD JANICE S (LIFE ES | | 03/27/2015 | F | 1 | (205858) |

| 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 % |
| SR23-19 | 10/30/2023 | 3 | OUT BUILDING | 10,767 | 04/22/2024 | NF | 100 100 |
| 23-58 | 01/13/2023 | 9 | HVAC | 48,277 | 04/22/2024 | NF | 100 100 |
| 724 | 09/23/2022 | 2 | ADD | 670,000 | 02/22/2023 | TCK | 100 100 |
| 637 | 08/16/2022 | 6 | DEMO | 8,500 | 02/22/2023 | TCK | 100 100 |
| | 08/07/2020 | 15 | SALE REVIEW | 750,000 | 03/04/2021 | JMG | 100 100 |

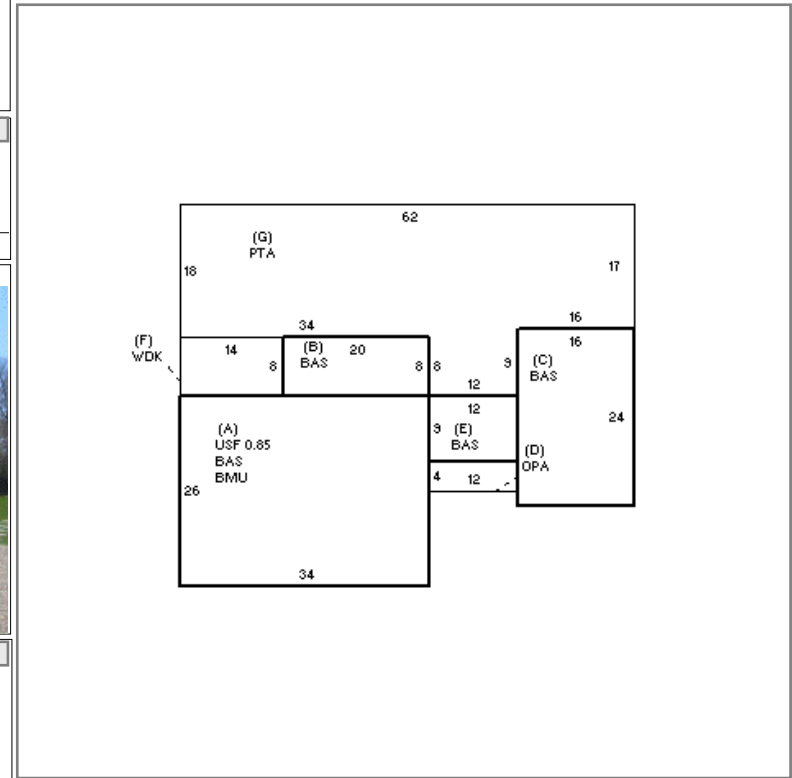
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|---|------|-----|------|--|--|--|--|--|---------|
| 100 | S | 20,757 | 5 | 1.00 | 5-A | 1.00 | A | 1.00 | | | 767,200 | 2.15 | A | 1.00 | R12 | 3.50 | | | | | | 785,820 |

| TOTAL | 20,757 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|--------------|--------|----------|---------|---------|----------|-----------|-----------|
| Nbhd | NBHD 5 | NOTE | | | | LAND | 785,800 | 593,100 |
| St Ind | CATHEDRAL RD | | BUILDING | 837,100 | 516,600 | | | |
| Infl | AVERAGE | | DETACHED | 3,300 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 1,626,200 | 1,109,700 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|-------|-------|-----------|-------|-------|
| SHF | A | 1.00 | 01 1.00 | 10X16 | 2024 | 160 | 20.77 | 3,300 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/22/2024 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/22/2023 | TCK |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 5/17/2024 | EMZ |
| QUALITY | G | 1.30 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |



| YEAR BLT | 1988 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 2,287 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$370 | OVERALL | 1.070 |

| 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 | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 884 | | 82.07 | 72,549 |
| + | BAS | L | BASE AREA | 992 | 1988 | 336.02 | 333,335 |
| A | USF | L | UPPER STORY FIN | 751 | 1988 | 255.73 | 192,055 |
| + | BAS | L | BASE AREA | 544 | 2022 | 336.02 | 182,797 |
| D | OPA | N | OPEN PORCH | 48 | | 69.55 | 3,338 |
| F | WDK | N | WOOD DECK | 112 | | 54.52 | 6,107 |
| G | PTA | N | PATIO | 1,196 | | 16.59 | 19,838 |
| | F21 | O | FPL 2S 1OP | 1 | | 14,120.00 | 14,120 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 3,359.30 | 3,359 |

| TOTAL RCN | 845,582 |
|----------------|---------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT/ELEC | V |

| EFF.YR/AGE | 2022 / 1 |
|------------|-----------|
| COND | 1 1 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 1 % GD 99 |
| RCNLD | \$837,100 |