

Key: 1608

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.746

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MANNA DOMINICK & ANGELA 119 RUBLEE STREET ARLINGTON, MA 02476				78-64-0				48 FOSTER ROAD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MANNA DOMINICK & ANGELA				09/16/2021	QS	872,000	34476-161	
HOKANS JAMES C				12/22/2015	F	100	29353-187					
HOKANS JAMES C &				09/30/1993	QS	140,000	8808-231					

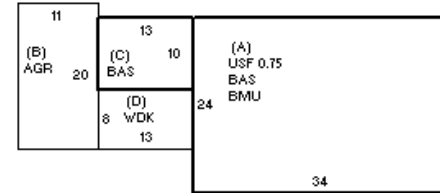
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
9	01/06/2022	7	ALTERATIONS	10,000	04/25/2022	TCK	100	100
1040	11/30/2021	7	ALTERATIONS	3,000	04/25/2022	TCK	100	100
260	09/16/2021	16	MLS REVIEW	872,000	05/18/2022	JMG	100	100
933	03/29/2018	7	ALTERATIONS	2,178	07/03/2019	NF	100	100
	11/10/2015	7	ALTERATIONS	4,300	04/25/2016	WFF	100	100

LAND

TOTAL	10,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	384,100	362,300
St Ind	CATHEDRAL RD		BUILDING	350,700	331,200			
Infl	AVERAGE		DETACHED	6,600	6,600			
			OTHER	0	0			
						TOTAL	741,400	700,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X8		48	22.94	800
PTD	A	1.00	10 0.90 IRR 30X32	2021	960	6.75	5,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/19/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/3/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	449,561		
NET AREA	1,558	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		60.77	49,588	CONDITION ELEM	CD		
\$NLA(RCN)	\$289	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	612	1939	189.36	115,891	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	220		45.28	9,962	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	946	1928	274.21	259,399	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	104		40.38	4,199	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,487.50	2,488	HEAT/ELEC	V		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1993 / 30
																		COND	20 20 %
																		FUNC	2 UC
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$350,700