

Key: 1737

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.872

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
VALDEZ JAYME & PANZICA DANIELLE N 21 WORMWOOD STREET UNIT 402 BOSTON, MA 02210				68-97-0				78 POINT OF ROCKS ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
VALDEZ JAYME & PANZICA DA				12/13/2019	QS	462,000	32543-341					
BLECH LISA G				05/25/2011	H		13686-046					
BLECH CHARLES A & LISA G				03/30/2001	J	120,000	13686-046					

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	%
62	01/28/2020	7	ALTERATIONS	9,000	10/20/2020	NF	100	100
	12/13/2019	16	MLS REVIEW	462,000	07/29/2020	JMG	100	100
508	06/06/2016	7	ALTERATIONS	6,500	02/14/2017	NF	100	100
487	09/12/2011	7	ALTERATIONS	11,200	03/01/2012	MR	100	100
226	06/11/2009	2	ADD	20,000	12/29/2010	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,431	5	1.00	5-A 1.00 A 1.00	416,480	1.49	A	1.00	R10	1.90	476,610

TOTAL	33,431 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	N O T E Slight area change for FY17 per perimeter plan recorded at 660/8.				LAND	476,600	449,700
St Ind	CATHEDRAL RD		LAND	240,900	227,400			
Infl	AVERAGE		DETACHED	11,900	11,800			
			OTHER	0	0			
TOTAL						729,400	688,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 24X24		576	28.49	11,500
SHF	A	1.00	30 0.70 ATTD TO DGF		24	22.94	400



BLDG COMMENTS
NO HEAT UPSTAIRS

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/14/2007	RJM
STYLE	16	1.05	ANTIQUE [100%]	REVIEW	12/30/2020	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1745	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,174	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	616	1745	289.91	178,587
\$NLA(RCN)	\$293	OVERALL	0.990	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	216	1745	202.25	43,686
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	342	1745	289.91	99,150
				ROOF COVER	1	ASPH/CMP SH	1.00	C	PTA	N	PATIO	132		17.32	2,286
				FLOOR COVER	2	SOFTWOOD	1.00	F22	O	FPL 2S 2OP	1		13,582.00	13,582	
				INT FINISH	1	PLASTER	1.00	ODS	O	OUTDOOR SHOWER	1		2,629.90	2,630	
				HEATING/COOL	8	HEAT PUMP	1.04								
				FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	344,169	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT/ELEC	G
EFF.YR/AGE		1973 / 50	
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			\$240,900

