Key: 1817

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.963

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WISIALKO ALBERT M & KARA E **32 IRVING DRIVE** **WALPOLE, MA 02081**	**66-25-0**	**203 BOG POND ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WISIALKO ALBERT M & KARA	06/23/2022	QS	649,000	35204-68
KRETZMER RICHARD S TRUSTE	06/03/2010	A	1	24594-328
KRETZMER RICHARD S & ARDR	08/28/1998	QS	158,000	11666-297

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

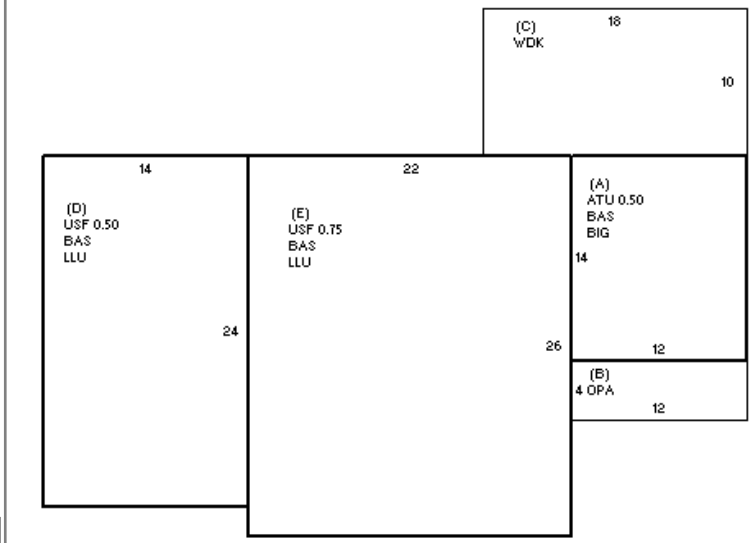
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/23/2022	15	SALE REVIEW	649,000	05/24/2023	JMG	100	100
9	01/06/2021	7	ALTERATIONS	9,400	04/21/2022	TCK	100	100
341	08/19/2009	3	OUT BUILDING	3,519	04/16/2010	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,570	13 1.00	13A 1.00	A 1.00	274,000	2.46	A 1.00	R08 1.25			272,070

TOTAL	17,570 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	STONEHENGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	272,100	256,700
BUILDING	370,400	354,700
DETACHED	2,000	2,000
OTHER	0	0
TOTAL	**644,500**	**613,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	20 0.80	8X12	2009	96	26.41	2,000

PHOTO 04/21/2022

BLDG COMMENTS

BUILDING

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

MEASURE	5/9/2019	NF
LIST	3/22/2007	JH
REVIEW	8/7/2023	MR

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,673	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	1	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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	168		58.66	9,855
+	BAS	L	BASE AREA	1,076	1976	266.52	286,771
A	ATU	N	ATTIC UNF	84		54.47	4,576
B	OPA	N	OPEN PORCH	48		51.00	2,448
C	WDK	N	WOOD DECK	180		39.98	7,197
+	LLU	N	LOWER LEVEL UNF	908		84.82	77,019
+	USF	L	UPPER STORY FIN	597	1976	189.44	113,095
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	521,734

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

EFF.YR/AGE	1976 / 47	
COND	29	29 %
FUNC	0	
ECON	0	
DEPR	29	% GD 71
RCNLD		$370,400