

Key: 1871

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.018

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER					PARCEL ID					LOCATION				
DAUKAS STEPHEN & KAREN 93 HOLMAN STREET SHREWSBURY, MA 01545					78-34-0					24 MATES WAY				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
DAUKAS STEPHEN & KAREN					10/06/2023	QS	816,000	36024-99						
REED MICHAEL J & SUMNER R					02/22/2008	U	408,000	22691-167						
ROLLINS KENNETH B &					03/29/2002	QS	253,000	14991-229						

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	%
24-511	08/12/2024	2	ADD	425,000				0 0
24-627	08/01/2024	77	SOLAR PANELS	46,900				0 0
24-519	06/26/2024	6	DEMO	5,000				0 0
	10/06/2023	15	SALE REVIEW	816,000	06/12/2024	JMG	100	100
827	12/11/2007	2	ADD	58,000	01/30/2009	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	17,946	5	1.00	5-A	1.00	A	1.00	372,640	2.42	A	1.00	R07	1.70				371,480

TOTAL	17,946 SF	ZONING	VB	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	371,500	350,400			
St Ind	CATHEDRAL RD		BUILDING	338,500	314,600			
Infl	AVERAGE		DETACHED	6,700	7,800			
			OTHER	0	0			
			TOTAL	716,700	672,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60 16X22		352	31.80	6,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/13/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/18/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/12/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		60.18	49,107
\$NLA(RCN)	\$308	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	408		41.14	16,786
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	816	1967	281.60	229,787
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	612	2007	187.53	114,765
				FLOOR COVER	1	HARDWOOD	1.00	B	WDC	N	WOOD DECK	176		39.98	7,037
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354
				HEATING/COOL	1	FORCED AIR	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	439,581
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE 1987 / 36	
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$338,500

(B)
WDK
11

(A)
USF 0.75
BAS
BMF 0.50
BMU
24