

Key: 1993

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.146

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KRIKAVA JAMES A & PEGGY A 50 MOLDSTAD LANE BREWSTER, MA 02631				57-54-0				50 MOLDSTAD LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KRIKAVA JAMES A & PEGGY A				04/14/1989	XX	100	5204-330				

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	%
485	06/03/2022	7	ALTERATIONS	23,400	03/01/2023	TCK	100	100
444	05/26/2022	7	ALTERATIONS	5,639	03/01/2023	TCK	100	100
165	03/25/2008	2	ADD	25,000	03/19/2009	JH	100	100
262	05/02/2006	3	OUT BUILDING	2,500	07/06/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	31,839	11	1.00	A	1.00	A	1.00	316,744	1.55	15	0.85 R07	1.70		357,880

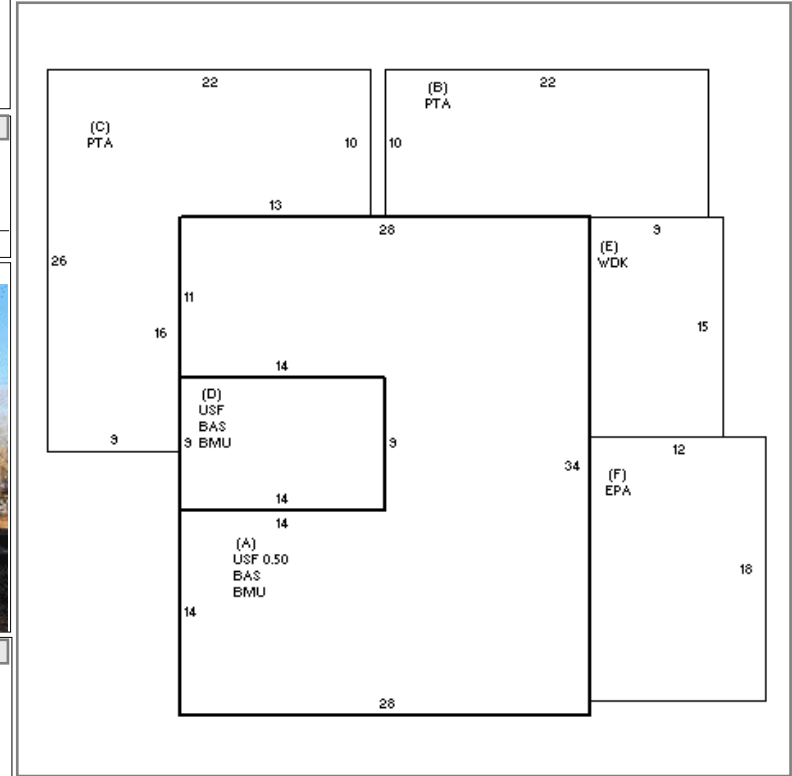
TOTAL	31,839 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 11	N O T E	T=SLOPE			LAND	357,900	337,600
St Ind	AVERAGE		LAND	357,600	337,700			
Infl	AVERAGE		BUILDING	2,200	2,200			
			OTHER	0	0			
			TOTAL	717,700	677,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	15 0.85 10X12	2007	120	21.39	2,200



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2021	NF
MODEL	1		RESIDENTIAL	LIST	7/6/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	3/29/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,491	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$311	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	ADJ	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	6		1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOL	2	HOT WATER	1.00
FIXTURES	7	\$9,282		FUEL SOURCE	1	OIL	1.00
GARAGE SPACES	0	1.00					
% BSMT FIN	0	1.00					
# 1/2 BATHS	0	1.00					
# OF UNITS	1	1.00					



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	464,369
+	BMU	N	BSMT UNFINISHED	952		60.18	57,291	CONDITION ELEM	CD
+	BAS	L	BASE AREA	952	1987	271.54	258,510	EXTERIOR	A
+	USF	L	UPPER STORY FIN	539	1987	189.44	102,107	INTERIOR	A
B	PTA	N	PATIO	220		14.60	3,211	KITCHEN	A
C	PTA	N	PATIO	364		13.78	5,017	BATHS	A
E	WDK	N	WOOD DECK	135		39.98	5,398	HEAT/ELEC	A
F	EPA	N	ENCLOSED PORCH	216		73.90	15,962		
	MST	O	MAS/METAL STACK	1		5,127.50	5,128		
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463		

EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$357,600