

Key: 2031

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.183

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FAZEKAS JOHN A & ELAINE C 214 ELMWOOD ROAD NEEDHAM, MA 02492				49-144-0				179 SWAMP ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAZEKAS JOHN A & ELAINE C				07/28/2021	QS	730,000	34334-269				
TORRE JOSEPH F & ELIZABET				02/16/1999	QS	138,000	12063-202				
MOOR DUDLEY W & TRINA L				11/01/1995	QS	89,000	9910-213				

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	%
23-427	04/06/2023	7	ALTERATIONS	4,000	05/07/2024	NF	100	100
22-1113	02/08/2023	7	ALTERATIONS	46,000	05/07/2024	NF	100	100
	07/28/2021	16	MLS REVIEW	730,000	05/03/2022	JMG	100	100
659	11/03/2005	2	ADD	156,000	04/12/2006	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,800	11	1.00	A	298,112	2.06	20	0.80	R07	1.70	307,930

TOTAL	21,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
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Nbhd	NBHD 11	NOTE	T= wetlands	LAND	307,900	290,500
St Ind	AVERAGE	BUILDING		351,200	331,300	
Infl	AVERAGE	DETACHED		19,500	19,300	
		OTHER		0	0	
		TOTAL		678,600	641,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 24X38		912	25.66	18,700
SHF	A	1.00	30 0.70 6X8		48	22.94	800



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	2/19/2021	NF
MODEL	1		RESIDENTIAL	LIST	2/19/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/21/2024	EMZ
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	1,524	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	BMU	N	BSMT UNFINISHED	984		61.95	60,959
\$NLA(RCN)	\$307	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	984	1967	279.53	275,058
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	540	2005	195.01	105,306
				ROOF COVER	1	ASPH/CMP SH	1.00	+	WDK	N	WOOD DECK	248		41.16	10,208
				FLOOR COVER	1	HARDWOOD	1.00		GEN	O	GENERATOR	1		0.00	
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		3,282.30	3,282
				HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	468,269	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	G
		HEAT/ELEC	A
EFF.YR/AGE	1983 / 40	COND	25 25 %
		FUNC	0
		ECON	0
		DEPR	25 % GD 75
RCNLD	\$351,200		

