Key: 2114

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,266

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OVIAN KARNIG & DIANA A TRUSTE OVIAN-SAND BAR REALTY TRUST 16 SANDBAR LANE BREWSTER, MA 02631	49-29-0	16 SANDBAR LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OVIAN KARNIG & DIANA A T	10/22/2003	F	1	17828-097
OVIAN KARNIG & DIANA A	09/16/1983	XX	36,000	3866-154

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

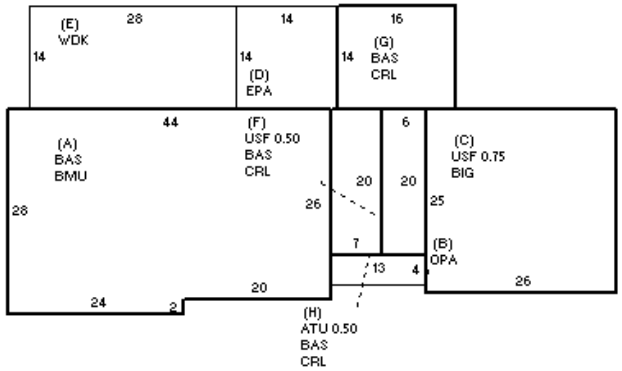
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-572	07/02/2024	7	ALTERATIONS	11,280			0	0
1000	11/25/2015	7	ALTERATIONS	2,500	05/02/2016	WFF	100	100
158	04/30/2009	7	ALTERATIONS	9,000	04/08/2010	JH	100	100
708	12/03/2002	2	ADD	20,000	05/05/2003	TN	100	100
519	10/08/1996	5	OTHER	5,000	02/28/1997	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,470	2 1.00	2-A 1.00	A 1.00	767,200	2.74	A 1.00	R19 3.50			746,580

TOTAL	15,464 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 2	NOTE			
St Ind	SALTWORKS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	746,600	704,400
BUILDING	595,300	569,600
DETACHED	0	0
OTHER	0	0
TOTAL	**1,341,900**	**1,274,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/27/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/27/2018	NF
LIST	8/27/2007	JH
REVIEW	12/19/2019	MR

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,224	DETAIL ADJ	1.000
$NLA(RCN)	$343	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	$17,675
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,192		63.97	76,255
A	BAS	L	BASE AREA	1,192	1983	268.11	319,591
B	OPA	N	OPEN PORCH	52		56.65	2,946
C	BIG	N	BUILT-IN GARAGE	650		53.88	35,024
C	USF	L	UPPER STORY FIN	488	1997	210.42	102,687
D	EPA	N	ENCLOSED PORCH	196		86.65	16,983
E	WDK	N	WOOD DECK	392		44.41	17,410
F	CRL	N	BSMT CRAWL	120		34.41	4,129
+	BAS	L	BASE AREA	260	1997	268.11	69,709
F	USF	L	UPPER STORY FIN	60	1983	210.42	12,625
G	CRL	N	BSMT CRAWL	224		34.40	7,707
G	BAS	L	BASE AREA	224	2002	268.11	60,057
H	CRL	N	BSMT CRAWL	140		34.40	4,816
H	ATU	N	ATTIC UNF	70		60.50	4,235
	F11	O	FPL 1S 1OP	1		8,652.70	8,653
	ODS	O	OUTDOOR SHOWER	1		2,736.20	2,736

TOTAL RCN	763,238

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

EFF.YR/AGE	1990 / 33		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$595,300