

Key: 2559

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.721

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SWITZ DANIEL J & CHRISTINE A 118 SOUTH MAIN STREET SHARON, MA 02067				36-21-0				176 PAINES CREEK ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SWITZ DANIEL J & CHRISTIN				08/16/2013	QS	345,000	27628-226				
AREL JOHN J				09/02/2004	DC		18998-183				
AREL JOHN J & JEAN C				03/15/1994	QS	55,000	9094-302				

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	%
352	04/15/2021	7	ALTERATIONS	10,000	04/29/2022	TCK	100	100
124	02/09/2021	7	ALTERATIONS	45,000	04/29/2022	TCK	100	100
442	07/28/1994	5	OTHER	3,500	01/01/1995	RD	100	100
234	04/27/1994	5	OTHER	3,500	01/01/1995	RD	100	100
141	03/17/1994	1	NEW CONSTRUC	70,000	01/01/1995	RD	100	100

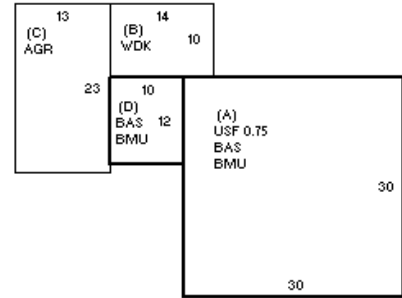
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	25,700	12	1.00	A	1.00	A	1.00	219,200	1.82	A	1.00	RM3	1.00		234,930

TOTAL	25,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	234,900	221,600
St Ind	AVERAGE		BUILDING	461,400	435,700			
Infl	AVERAGE		DETACHED	1,500	1,500			
			OTHER	0	0			
<b>TOTAL</b>						<b>697,800</b>	<b>658,800</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50	10 X 14		140	21.39	1,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/26/2008	JH
MODEL	1		RESIDENTIAL	LIST	2/26/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	501,554
NET AREA	1,695	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,020		58.16	59,320		
\$NLA(RCN)	\$296	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,020	1994	269.13	274,512		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	675	2021	189.36	127,820		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	140		40.38	5,653		
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATT GARAGE	299		44.39	13,274		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,455.50	10,456		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488		
				FUEL SOURCE	1	OIL	1.00										

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

EFF. YR/AGE	2015 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$461,400