

Key: 2661

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.829

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FELLMAN JOSHUA & NADIA 73 THOMEGAN ROAD BREWSTER, MA 02631				25-48-0				73 THOMEGAN ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FELLMAN JOSHUA & NADIA				06/30/2010	A	1	24656-99				
FELLMAN JOSHUA				08/29/2002	N	190,000	15530-219				
CORTEZ JAMES & BARBARA				02/16/2000	QS	172,500	12834-212				

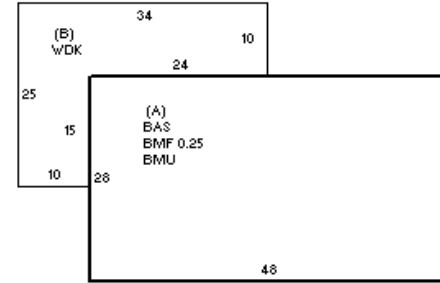
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1242	02/08/2024	2	ADD	35,000				0
614	06/16/2021	77	SOLAR PANELS	74,000	05/05/2022	TCK	100	100
NP		12	CYCLICAL NON		02/04/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	19,106	12	1.00	12M 1.00	A	1.00	252,080	2.30	A	1.00	R06 1.15	254,380

TOTAL	19,106 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	254,400	240,000
St Ind	STONYBROOK		BUILDING	353,200	333,500			
Infl	AVERAGE		DETACHED	6,600	6,500			
			OTHER	0	0			
						TOTAL	614,200	580,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200
SHF	G	1.20	01 1.00	10X12	120	25.67	3,100
PTD	A	1.00	50 0.50	6X8	48	13.05	300

PHOTO 05/05/2022



BUILDING	CD	ADJ	DESC	MEASURE	1/9/2018	REF
MODEL	1		RESIDENTIAL			
STYLE	1	1.00	RANCH [100%]	LIST	2/4/2008	EST
QUALITY	A	1.00	AVG [100%]	REVIEW	5/23/2022	MR
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
37 SOLAR PANELS

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	464,762
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,344		55.97	75,223		
\$NLA(RCN)	\$346	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	336		41.54	13,959		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,344	1985	253.90	341,235		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	490		40.38	19,784		
				FLOOR COVER	3	W/W CARPET	1.00	F11	O	FPL 1S 10P	1			7,866.10	7,866		
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/CL AIR	1.03										
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1985 / 38
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$353,200