

Key: 2777

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.942

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NALLEN MICHAEL A & LINDA D 12 LAGOON ROAD WARE, MA 01082				47-10-0				1235 MAIN STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NALLEN MICHAEL A & LINDA				05/01/2017	QS	535,500	30456-135				
HALUNEN JOHN S & DIANE K				04/13/2005	A	70,000	19720-183				
OWOCKI LUCILLE M				04/28/2000	DC	12975-346					

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	%
329	05/01/2017	15	SALE REVIEW	535,500	08/08/2018	JMG	100	100
300	05/12/2015	7	ALTERATIONS	9,000	04/14/2016	WFF	100	100
130	08/10/2010	8	YARD ITEMS	300	12/28/2010	JH	100	100
699	03/14/1997	5	OTHER	3,000			100	100
	12/20/1996	5	OTHER	9,000			100	100

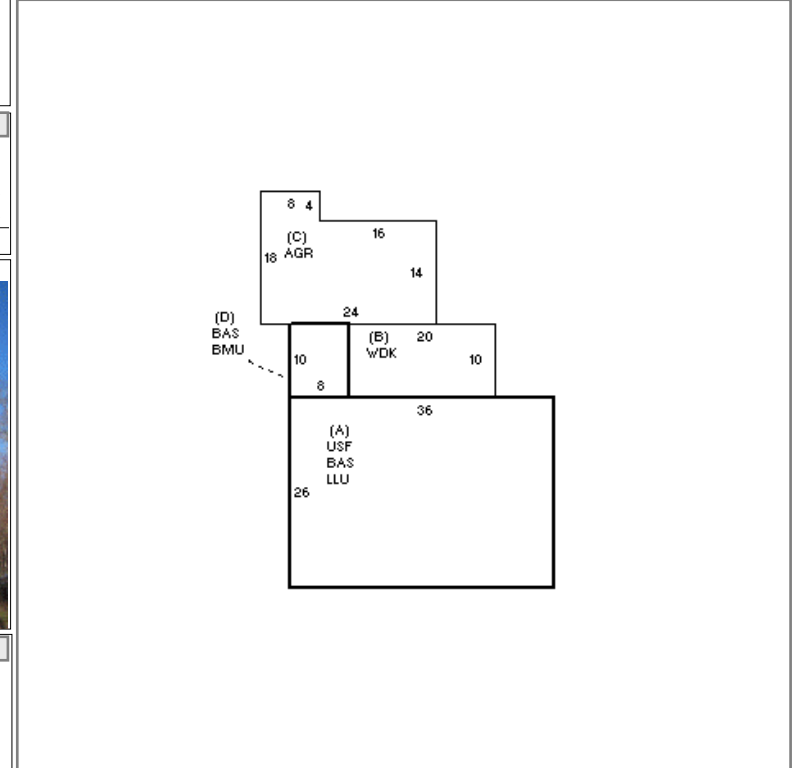
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,575	10	1.00	A	1.00	A	1.00	219,200	2.72	A	1.00	R03	1.00			213,540

TOTAL	15,575 SF	ZONING	RM	FRNT	0	ASSESSED	213,500	CURRENT	652,200	PREVIOUS	201,500
Nbhd	NBHD 10	NOTE	LAND	213,500	201,500						
St Ind	AVERAGE		BUILDING	652,200	615,900						
Infl	AVERAGE		DETACHED	0	0						
			OTHER	0	0						
TOTAL			865,700	817,400							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
PULLDOWN STAIRS TO ATTIC



BUILDING	CD	ADJ	DESC	MEASURE	12/27/2017	NF
MODEL	1		RESIDENTIAL	LIST	12/28/2017	NF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	8/8/2018	JMG
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	708.876			
NET AREA	1,952	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	936		104.78	98,076	CONDITION ELEM	CD			
\$NLA(RCN)	\$363	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,016	1997	329.23	334,494	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	1997	229.29	214,611	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	200		49.39	9,878	KITCHEN	G			
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	368		52.13	19,185	BATHS	G			
				INT FINISH	2	DRYWALL	1.00	D	BMU	N	BSMT UNFINISHED	80		84.23	6,739	HEAT/ELEC	G			
				HEATING/COOL	2	HOT WATER	1.00	F21	O		FPL 2S 1OP	1		12,790.30	12,790					
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2015 / 8	
																		COND	8 8 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	8 % GD 92	
																		RCNLD	\$652,200	