

Key: 2780

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.945

LEGAL

LAND

DETACHED

BUILDING

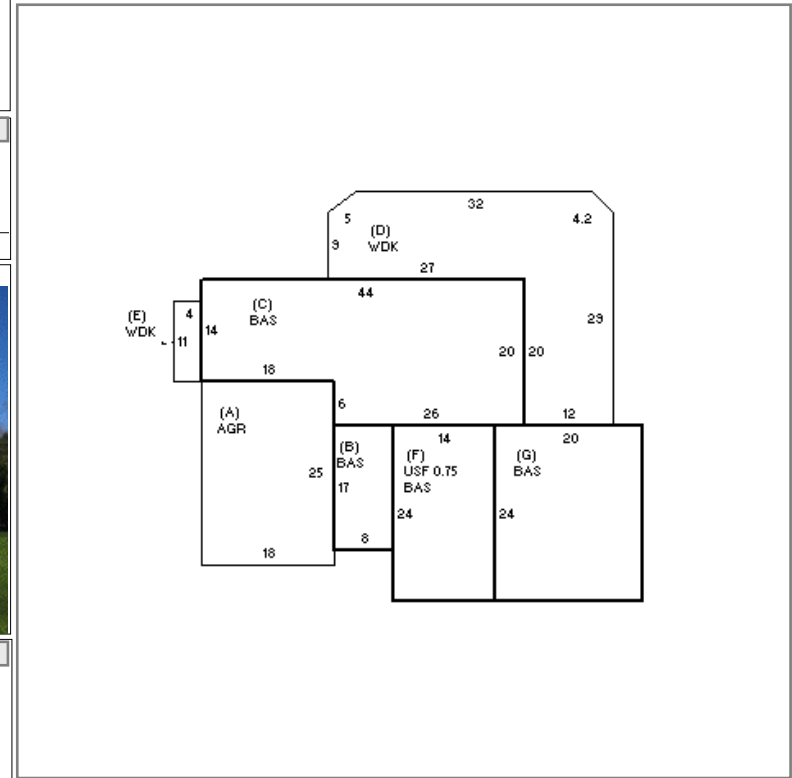
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|---------------|--|----------------|--|--|--|
| ALBAHARI STEVEN W & JANET L TRUSTEES ALBAHARI REALTY TR 9 NEW VENTURE DRIVE #1 SO DENNIS, MA 02660 | | | | 48-3-0 | | | | 44 DORAN DRIVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| ALBAHARI STEVEN W & JANET | | | | 02/02/2006 | F | 100 20708-187 | | | | | |
| ALBAHARI STEVEN W & JANET | | | | 06/25/1998 | F | 100 11524-291 | | | | | |
| ALBAHARI STEVEN W & | | | | 01/29/1992 | A | 100 7854-276 | | | | | |

| 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 | % |
| 52 | 01/21/2021 | 7 | ALTERATIONS | 8,400 | 05/10/2022 | TCK | 100 | 100 |
| 661 | 10/01/2020 | 7 | ALTERATIONS | 75,000 | 05/10/2022 | TCK | 100 | 100 |
| 546 | 08/25/2020 | 7 | ALTERATIONS | 5,000 | 02/25/2021 | NF | 100 | 100 |
| 720 | 08/05/2016 | 77 | SOLAR PANELS | 39,400 | 03/15/2017 | NF | 100 | 100 |
| 1019 | 12/02/2015 | 3 | OUT BUILDING | 3,000 | 05/16/2016 | WFF | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|--------|--------|----------|------|--------|-----|------|------------|-----------|
| 100 | S | 15,355 | 11 1.00 | A 1.00 | A 1.00 | 372,640 | 2.76 | A 1.00 | R07 | 1.70 | | 362,150 |

| TOTAL | 15,355 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | NBHD 11 | NOTE | LAND | 362,200 | 341,700 | | | |
| St Ind | AVERAGE | | BUILDING | 463,600 | 437,700 | | | |
| Infl | AVERAGE | | DETACHED | 5,000 | 5,000 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 830,800 | 784,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| HTB | A | 1.00 | 20 0.80 | | 1 | 4,058.10 | 3,200 |
| SHF | A | 1.00 | 15 0.85 8X12 | 2015 | 96 | 22.01 | 1,800 |



| BUILDING | CD | ADJ | DESC | MEASURE | 2/25/2021 | NF |
|----------|----|------|-----------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/3/2007 | JH |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 5/25/2022 | MR |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1983 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 532,901 | | | |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|----------------|-----------------|-------|-----------|-----------|-----------|----------------|---------|------------|------------|--|
| NET AREA | 1,976 | DETAIL ADJ | 1.000 | FOUNDATION | 2 | SLAB | 0.95 | A | AGR | N | ATT GARAGE | 450 | | 41.32 | 18,596 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$270 | OVERALL | 1.020 | EXT COVER | 1 | WD SHINGLE | 1.00 | + | BAS | L | BASE AREA | 472 | 1983 | 241.37 | 113,928 | EXTERIOR | A | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,252 | 1983 | 241.37 | 302,199 | INTERIOR | V | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | WDK | N | WOOD DECK | 742 | | 39.98 | 29,668 | KITCHEN | E | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | F | USF | L | UPPER STORY FIN | 252 | 1983 | 189.44 | 47,738 | BATHS | G | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 10,354.00 | 10,354 | HEAT/ELEC | A | | | | |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | GEN | O | GENERATOR | 1 | | 0.00 | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUTDOOR SHOWER | 1 | | 2,463.30 | 2,463 | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2007 / 16 | |
| | | | | | | | | | | | | | | | | | | COND | 13 13 % | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | | DEPR | 13 % GD 87 | |
| | | | | | | | | | | | | | | | | | | RCNLD | \$463,600 | |