

Key: 2781

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.946


LEGALS

| CURRENT OWNER  |   |          |      |        | PARCEL ID                 |          |         |           |         | LOCATION       |            |            |              |      |  |         |
|--|---|----------|------|--------|---------------------------|----------|---------|-----------|---------|----------------|------------|------------|--------------|------|--|---------|
| MICKIEWICZ RYAN C & SYDNEY M<br>20 DORAN DRIVE<br>BREWSTER, MA 02631 |   |          |      |        | 48-4-0                    |          |         |           |         | 20 DORAN DRIVE |            |            |              |      |  |         |
|  |   |          |      |        | TRANSFER HISTORY          |          |         |           |         | DOS            | T          | SALE PRICE | BK-PG (Cert) |      |  |         |
|  |   |          |      |        | MICKIEWICZ RYAN C & SYDNE |          |         |           |         | 06/27/2023     | QS         | 905,000    | 35862-198    |      |  |         |
|  |   |          |      |        | HELFGOT SUSAN WHITMAN TRU |          |         |           |         | 05/29/2020     | F          | 1          | 32947-117    |      |  |         |
| HELFGOT SUSAN WHITMAN  |   |          |      |        | 11/21/2019                | O        | 429,175 | 32484-169 |         |                |            |            |              |      |  |         |
| CD   | T | AC/SF/UN | Nbhd | St Ind | Infl                      | ADJ BASE | SAF     | Topo      | Lpi     | VC             | CREDIT AMT | ADJ VALUE  |              |      |  |         |
| 100  | S | 15,800   | 11   | 1.00   | A                         | 1.00     | A       | 1.00      | 372,640 | 2.69           | A          | 1.00       | R07          | 1.70 |  | 363,910 |

LAND

| TOTAL  | 15,800 SF | ZONING | RM       | FRNT    | 0       | ASSESSED     | CURRENT        | PREVIOUS       |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd   | NBHD 11   | NOTE   |          |         |         | LAND         | 363,900        | 343,300        |
| St Ind | AVERAGE   |        | BUILDING | 440,000 | 415,500 |              |                |                |
| Infl   | AVERAGE   |        | DETACHED | 0       | 0       |              |                |                |
|        |           |        | OTHER    | 0       | 0       |              |                |                |
|        |           |        |          |         |         | <b>TOTAL</b> | <b>803,900</b> | <b>758,800</b> |

DETACHED

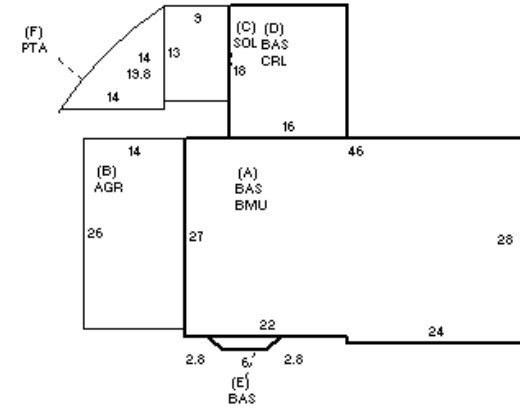
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 05/21/2024 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
|    |      |      |          |    |       |           |       |  |            |

| BLDG COMMENTS      |
|--------------------|
| WETLANDS ESTIMATED |

BUILDING

| BUILDING | CD | ADJ  | DESC            | MEASURE | 2/25/2021  | NF  |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 12/13/2007 | JH  |
| STYLE    | 1  | 1.00 | RANCH [100%]    | REVIEW  | 6/10/2024  | JMG |
| QUALITY  | A  | 1.00 | AVG [100%]      |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |

| 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    | %   |
| 23-900 | 08/18/2023 | 7             | ALTERATIONS  | 5,863   | 05/08/2024 | NF  | 100    | 100 |
|        | 06/27/2023 | 16            | MLS REVIEW   | 905,000 | 05/14/2024 | JMG | 100    | 100 |
| 174    | 03/03/2020 | 7             | ALTERATIONS  | 65,000  | 02/25/2021 | NF  | 100    | 100 |
|        | 11/21/2019 | 15            | SALE REVIEW  | 429,175 | 07/16/2020 | JMG | 100    | 100 |
| NP     |            | 12            | CYCLICAL NON |         | 12/03/2007 | JH  | 100    | 100 |



| YEAR BLT      | 1983  | SIZE ADJ   | 1.000   | ELEMENT      | CD | DESCRIPTION | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     | TOTAL RCN      | 505,776 |  |
|---------------|-------|------------|---------|--------------|----|-------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|----------------|---------|--|
| NET AREA      | 1,570 | DETAIL ADJ | 1.000   | FOUNDATION   | 4  | FLR & WALL  | 1.00 | A   | BMU | N             | BSMT UNFINISHED | 1,266 |          | 54.34     | 68,793  | CONDITION ELEM | CD      |  |
| \$NLA(RCN)    | \$322 | OVERALL    | 1.000   | EXT COVER    | 2  | CLAPBOARD   | 1.00 | +   | BAS | L             | BASE AREA       | 1,570 | 1983     | 241.57    | 379,265 | EXTERIOR       | A       |  |
|               |       |            |         | ROOF SHAPE   | 1  | GABLE       | 1.00 | B   | AGR | N             | ATT GARAGE      | 364   |          | 41.38     | 15,061  | INTERIOR       | V       |  |
|               |       |            |         | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | C   | SOL | N             | SOLARIUM        | 117   |          | 116.10    | 13,584  | KITCHEN        | V       |  |
|               |       |            |         | FLOOR COVER  | 1  | HARDWOOD    | 1.00 | D   | CRL | N             | BSMT CRAWL      | 288   |          | 30.36     | 8,745   | BATHS          | V       |  |
|               |       |            |         | INT FINISH   | 2  | DRYWALL     | 1.00 | F   | PTA | N             | PATIO           | 111   |          | 15.90     | 1,765   | HEAT/ELEC      | A       |  |
|               |       |            |         | HEATING/COOL | 2  | HOT WATER   | 1.00 | F11 | O   | FPL 1S 1OP    | 1               |       | 7,637.00 | 7,637     |         |                |         |  |
|               |       |            |         | FUEL SOURCE  | 1  | OIL         | 1.00 | GEN | O   | GENERATOR     | 1               |       | 0.00     |           |         |                |         |  |
|               |       |            |         |              |    |             |      | GFP | O   | GAS FIREPLACE | 1               |       | 3,126.00 | 3,126     |         |                |         |  |
| CAPACITY      |       | UNITS      | ADJ     |              |    |             |      |     |     |               |                 |       |          |           |         |                |         |  |
| STORIES       |       | 1          | 1.00    |              |    |             |      |     |     |               |                 |       |          |           |         |                |         |  |
| ROOMS         |       | 7          | 1.00    |              |    |             |      |     |     |               |                 |       |          |           |         |                |         |  |
| BEDROOMS      |       | 3          | 1.00    |              |    |             |      |     |     |               |                 |       |          |           |         |                |         |  |
| BATHROOMS     |       | 2          | 1.00    |              |    |             |      |     |     |               |                 |       |          |           |         |                |         |  |
| FIXTURES      |       | 6          | \$7,800 |              |    |             |      |     |     |               |                 |       |          |           |         |                |         |  |
| GARAGE SPACES |       | 0          | 1.00    |              |    |             |      |     |     |               |                 |       |          |           |         |                |         |  |
| % BSMT FIN    |       | 0          | 1.00    |              |    |             |      |     |     |               |                 |       |          |           |         |                |         |  |
| # 1/2 BATHS   |       | 0          | 1.00    |              |    |             |      |     |     |               |                 |       |          |           |         |                |         |  |
| # OF UNITS    |       | 1          | 1.00    |              |    |             |      |     |     |               |                 |       |          |           |         |                |         |  |

| EFF.YR/AGE | 2007 / 16 |         |
|------------|-----------|---------|
| COND       | 13        | 13 %    |
| FUNC       | 0         |         |
| ECON       | 0         |         |
| DEPR       | 13        | % GD 87 |
| RCNLD      | \$440,000 |         |