

Key: 2824

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.998

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SIMIONEL VALERIU & SINGEREANU VICTOR				55-12-0				18 SUSAN LANE			
18 SUSAN LANE BREWSTER, MA 02631				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				SIMIONEL VALERIU & OVERSTREET JO-ANN TRUSTEE				12/22/2022	QS	642,500	35558-213
				HANNEY WILLIAM J				06/19/2008	F	10	22990-36
								02/22/2005	O	325,000	19550-175

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	%
104	12/22/2022	16	MLS REVIEW	642,500	07/13/2023	JMG	100	100
562	03/01/2006	2	ADD	5,000	07/24/2007	JH	100	100
475	09/27/2005	7	ALTERATIONS	3,000	07/24/2007	JH	100	100
	08/25/2005	7	ALTERATIONS	2,000	07/24/2007		100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	12	1.00	12K	1.00	A	1.00	230,160	1.00	A	1.00	R05	1.05		318,510
300	A	0.033	12	1.00	12K	1.00	A	1.00	12,600	1.00	A	1.00	R05	1.05		420

TOTAL	1.410 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		NOTE	LAND			318,900	300,900	
St Ind	SCHOOLHOUSE			BUILDING			387,200	365,800	
Infl	AVERAGE			DETACHED			0	0	
				OTHER			0	0	
				TOTAL			706,100	666,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/22/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	7/13/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,680	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$271	OVERALL	0.970	EXT COVER	1	WD SHINGLE	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SH	1.00
				FLOOR COVER	2	SOFTWOOD	1.00
				INT FINISH	2	DRYWALL	1.00
				HEATING/COOL	5	ELECTRIC BB	1.00
				FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,008		54.77	55,208
+	BAS	L	BASE AREA	1,008	1983	253.45	255,479
+	USF	L	UPPER STORY FIN	672	1983	178.33	119,840
B	WDK	N	WOOD DECK	264		38.02	10,039
	MST	O	MAS/METAL STACK	1		4,876.20	4,876

TOTAL RCN	455,529	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	V	
BATHS	V	
HEAT/ELEC	A	
EFF.YR/AGE	2003 / 20	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$387,200	

