Key: 2825

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,999

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KOYANIS ARISTOS & VOLPICELLI ALICIA M 44 SUNSET ROAD CAMBRIDGE, MA 02138	55-11-0	34 SUSAN LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KOYANIS ARISTOS & VOLPICE	06/01/2017	QS	387,000	30528-237
SUMMERS-CHRISTOPHER VICK	04/08/2011	F	1	25370-4
SUMMERS-CHRISTOPHER VICKI	10/01/1998	QS	169,500	11739-246

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

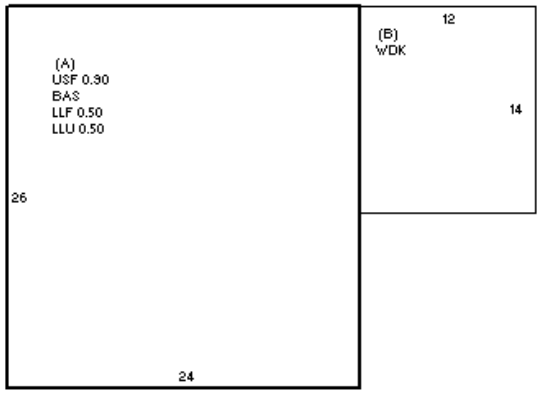
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
MLS		5	OTHER		06/22/2017	MR	100	100
	06/01/2017	15	SALE REVIEW	387,000	07/06/2018	JMG	100	100
515	06/18/2013	7	ALTERATIONS	2,000	08/12/2014	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,461	12 1.00	12K 1.00	A 1.00	230,160	1.30	A 1.00	R05 1.05			278,880

TOTAL	40,461 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	SCHOOLHOUSE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	278,900	263,100
BUILDING	316,100	298,700
DETACHED	800	800
OTHER	0	0
TOTAL	**595,800**	**562,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	6X8		48	22.94	800

PHOTO 03/21/2019

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/21/2019	NF
LIST	3/21/2019	EST
REVIEW	12/23/2019	MR

BLDG COMMENTS

SOLAR PANELS 3 THERMAL
LLF=FR/BATH (PER MLS)

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,498	DETAIL ADJ	1.000
$NLA(RCN)	$271	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,920
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	312		97.02	30,271
A	LLF	L	LOWER LEVEL FIN	312	1981	148.55	46,349
A	BAS	L	BASE AREA	624	1981	305.41	190,578
A	USF	L	UPPER STORY FIN	562	1981	195.01	109,596
B	WDK	N	WOOD DECK	168		41.16	6,915
	F21	O	FPL 2S 1OP	1		10,658.60	10,659

TOTAL RCN	405,288

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT/ELEC	A

EFF.YR/AGE	1989 / 34		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$316,100