Key: 3001

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.192

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOJCZYK MARK & EDITH 105 SNOW ROAD BREWSTER, MA 02631	76-59-0	105 SNOW ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOJCZYK MARK & EDITH	07/29/1994	QS	104,000	9302-189

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	%
		12	CYCLICAL NON		05/03/2013	SF	100	100

LAND

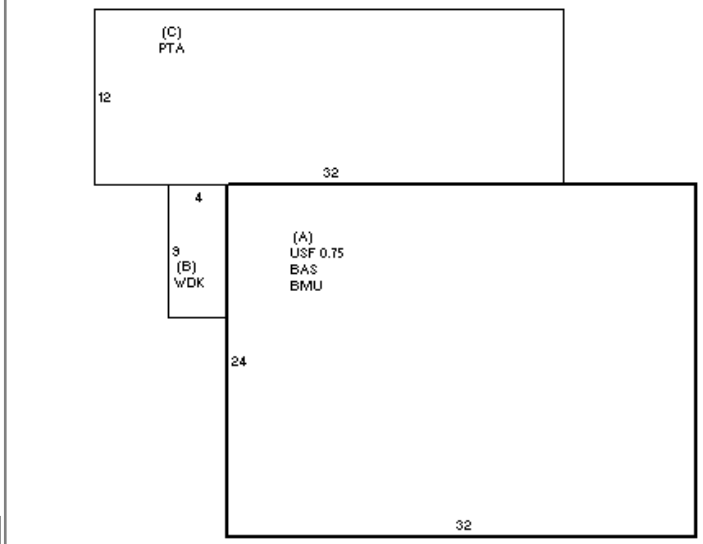
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	13 1.00	A 1.00	A 1.00	197,280	2.82	A 1.00	RM3 0.90			191,250

TOTAL	15,000 SF	ZONING	CH	FRNT	0

Nbhd	NBHD 13
St Ind	AVERAGE
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	191,300	180,400
BUILDING	312,200	298,800
DETACHED	2,800	2,800
OTHER	0	0
TOTAL	**506,300**	**482,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X11		88	22.01	1,700
PTD	A 1.00	10 0.90	10X14		140	9.00	1,100

PHOTO 02/01/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/1/2021	TCK
LIST	2/1/2021	EST
REVIEW	3/10/2021	MR

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$306	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	5	VINYL	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	BMU	N	BSMT UNFINISHED	768		63.55	48,806
A	BAS	L	BASE AREA	768	1986	296.69	227,856
A	USF	L	UPPER STORY FIN	576	1986	189.44	109,117
B	WDK	N	WOOD DECK	36		39.98	1,439
C	PTA	N	PATIO	384		13.79	5,294
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN 410,821

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

EFF.YR/AGE 1986 / 37

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $312,200