

Key: 3006

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.197

LEGAL

LAND

CURRENT OWNER						PARCEL ID				LOCATION													
CHEGLAKOVA ALEXANDER & SVIATLANA C/O GIBLIN THOMAS JAMES III & 361 SPRING STREET SHREWSBURY, MA 01545						76-36-0				403 UNDERPASS ROAD													
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)										
						GIBLIN THOMAS JAMES III & CHEGLAKOVA ALEXANDER & SV				02/16/2024	QS	489,000	36225-35										
				06/05/2023	U	280,000	35823-247																
				05/25/2023	U	185,000	35806-284																
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	20,377	13	1.00	33	1.00	A	1.00	197,280	2.18	A	1.00	RM2	0.90			201,280						

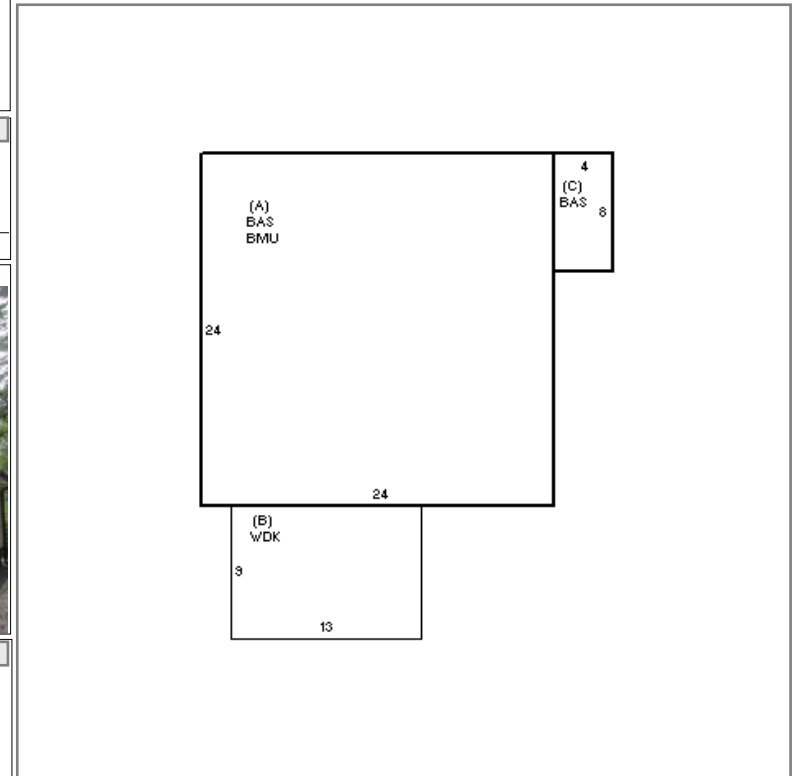
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1273	12/26/2023	7	ALTERATIONS	28,000	07/09/2024	TCK	100	100
662	11/02/2000	3	OUT BUILDING	1,920			100	100

TOTAL	20,377 SF	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE			LAND	201,300	189,900	
St Ind	CH UNDERPASS		BUILDING	221,700	122,300			
Infl	AVERAGE		DETACHED	3,200	3,100			
			OTHER	0	0			
					TOTAL	426,200	315,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 12 X 16	2001	192	20.77	3,200	07/09/2024



BLDG COMMENTS
INFO @ DOOR 7/9/24



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/4/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/4/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	7/26/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	238,420	
NET AREA	608	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		68.85	39,659	CONDITION ELEM	CD	
\$NLA(RCN)	\$392	OVERALL	1.030	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	117		40.37	4,724	EXTERIOR	E	
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	608	1960	299.60	182,155	INTERIOR	E	
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,866.10	7,866	KITCHEN	E	
ROOMS	4	1.00		FLOOR COVER	2	SOFTWOOD	1.00									BATHS	E	
BEDROOMS	2	1.00		INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	E	
BATHROOMS	1	1.00		HEATING/COOL	9	WARM/CL AIR	1.03											
FIXTURES	3	\$4,017		FUEL SOURCE	2	GAS	1.00											
GARAGE SPACES	0	1.00																
% BSMT FIN	0	1.00																
# 1/2 BATHS	0	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2016 / 7	
																COND	7 7 %	
																FUNC	0	
																ECON	0	
																DEPR	7 % GD	93
																RCNLD	\$221,700	