

Key: 3015

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.209

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
EMILIAN JOHN H JR & COLETTE M TRUSTEES BREWSTER HOUSE REALTY TRUST 344 LONG POND ROAD BREWSTER, MA 02631				66-97-0				344 LONG POND ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EMILIAN JOHN H JR & COLET				06/13/2017	F	10	30553-229				
EMILIAN JOHN H JR & COLET				04/11/2013	U	285,000	27283-146				
BURROWS THOMAS E &				05/01/2007	J		21987-327				

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	%
757	10/29/2020	2	ADD	220,000	05/02/2022	TCK	100	100
464	07/29/2020	7	ALTERATIONS	20,000	01/28/2021	TCK	100	100
897	10/16/2019	77	SOLAR PANELS	23,306	07/15/2020	TCK	100	100
856	09/27/2019	7	ALTERATIONS	10,000	07/15/2020	TCK	100	100
146	04/05/1995	3	OUT BUILDING	4,000	03/05/2007	JH	100	100

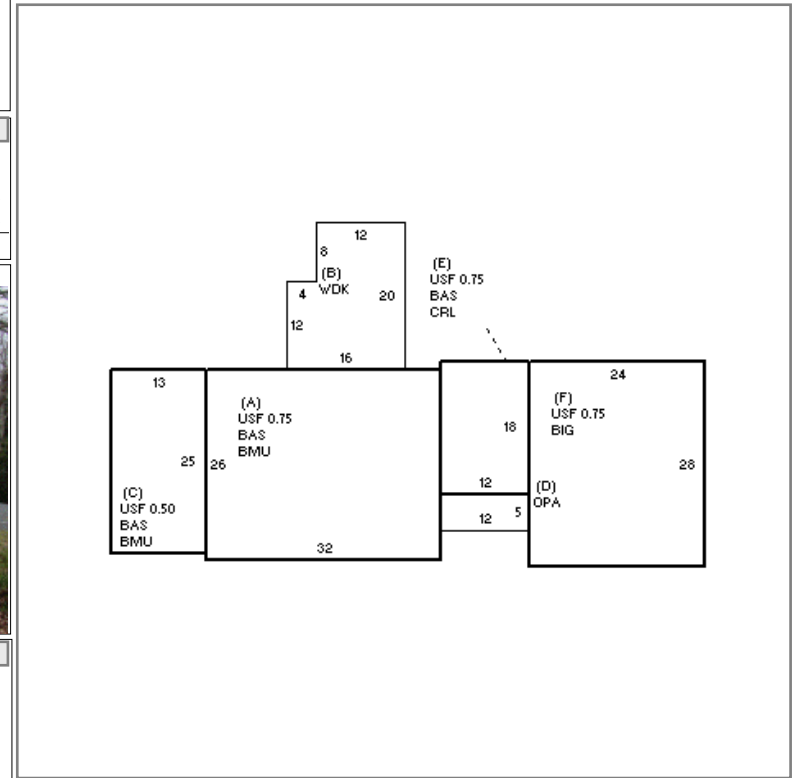
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,950	13	1.00	A	1.00	A	1.00	RM2	0.90		240,040

TOTAL	40,950 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	240,000	226,500			
St Ind	AVERAGE		BUILDING	534,500	504,600			
Infl	AVERAGE		DETACHED	4,700	4,700			
			OTHER	0	0			
<b>TOTAL</b>				<b>779,200</b>	<b>735,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	16 X 22	352	19.22	4,700



BLDG COMMENTS  
17 SOLAR PANELS  
INFO @ DOOR 1/28/2021



BUILDING	CD	ADJ	DESC	MEASURE	1/28/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/28/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/2/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,826	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,157		57.02	65,968	
\$NLA(RCN)	\$252	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,157	1960	248.92	287,996	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	787	1960	162.92	128,215
STORIES	1.5	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	288		39.59	11,401		
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	60		50.49	3,029		
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	E	CRL	N	BSMT CRAWL	216		30.66	6,623		
BATHROOMS	2	1.00	HEATING/COOL	2	HOT WATER	1.00	E	BAS	L	BASE AREA	216	2020	248.92	53,766		
FIXTURES	6	\$7,956	FUEL SOURCE	2	GAS	1.00	+	USF	L	UPPER STORY FIN	666	2020	162.92	108,503		
GARAGE SPACES	1	1.00					F	BIG	N	BUILT-IN GARAGE	672		48.02	32,272		
% BSMT FIN	0	1.00						BMG	O	BSMT GARAGE	1		4,490.60	4,491		
# 1/2 BATHS	0	1.00						ODS	O	OUTDOOR SHOWER	1		2,438.70	2,439		
# OF UNITS	1	1.00														

TOTAL RCN	712,659
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$534,500