

Key: 3075

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.270

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BROWN DELROY PO BOX 2141 BREWSTER, MA 02631				76-51-0				56 LEONA TERRACE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BROWN DELROY				08/25/2022	QS	615,000	35327-244					
BRADLEY JOSEPH J & MARTHA				07/31/2009	N	265,000	23933-165					
ZAVALCOFSKY MARY F				08/03/1999	J	1	12452-112					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,183	13	1.00	A	1.00	A	1.00				223,200

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	%
841	08/25/2022	16	MLS REVIEW	615,000	06/13/2023	JMG	100	100
	09/27/2019	7	ALTERATIONS	14,941	07/13/2020	TCK	100	100
289	04/04/2013	12	CYCLICAL NON	3,900	05/09/2013	SF	100	100
457	08/28/1998	7	ALTERATIONS	4,000	08/18/2014	RJM	100	100
		5	OTHER		03/31/1998	BC	100	100

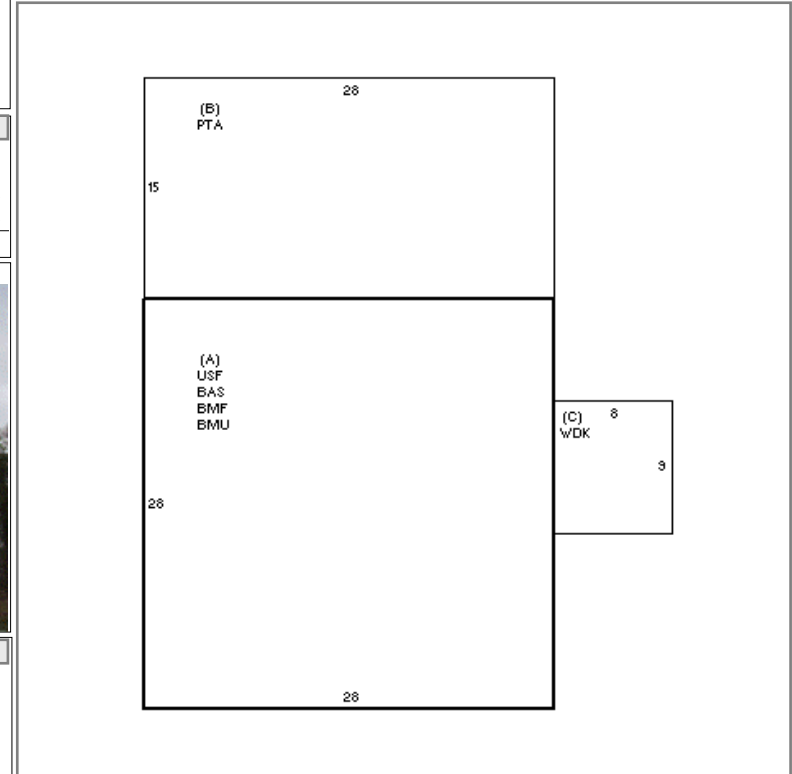
TOTAL	20,183 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	223,200	210,600
St Ind	AVERAGE		LAND	430,400	411,200			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
						TOTAL	654,500	622,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	20 0.80 6X8		48	22.94	900	01/23/2021



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/23/2021	TCK
MODEL	1		RESIDENTIAL	LIST	1/23/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/13/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,568	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$319	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	6		1.00	FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOL	2	HOT WATER	1.00
FIXTURES	6	\$8,190		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					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	784		65.42	51,288
A	BMF	N	BSMT FINISH	784		39.47	30,947
A	BAS	L	BASE AREA	784	1998	305.41	239,444
A	USF	L	UPPER STORY FIN	784	1998	193.04	151,344
B	PTA	N	PATIO	420		13.36	5,609
C	WDK	N	WOOD DECK	72		41.15	2,963
	F21	O	FPL 2S 1OP	1		10,658.60	10,659

TOTAL RCN	500,444
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2005 / 18
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$430,400