

Key: 3291

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.489

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KRIKORIAN ENTERPRISES, LLC P O BOX 1200 BREWSTER, MA 02631				77-30-0				169 UNDERPASS ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KRIKORIAN ENTERPRISES, LL				12/12/2019	U	300,000	32540-191				
LAJOIE RACHEL S				03/31/2015	H	100	28772-60				
LAJOIE CHRISTOPHER J &				06/30/2010	H	100	24653-96				

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	%
798	10/18/2022	7	ALTERATIONS		03/24/2023	TCK	100	100
	12/12/2019	15	SALE REVIEW	300,000	07/29/2020	JMG	100	100
306	05/02/2007	2	ADD	35,000	04/19/2010	JH	100	100
95	03/15/1993	5	OTHER	2,200			100	100

LAND

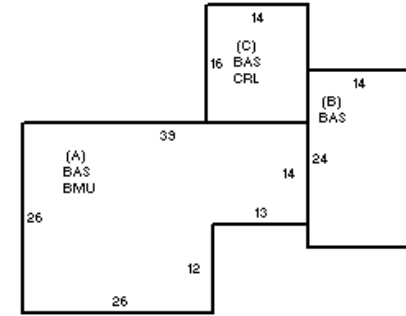
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,026	13 1.00	A 1.00	A 1.00	197,280	1.39	A 1.00	RM2	0.90		232,580

TOTAL	37,026 SF	ZONING	CH	FRNT	0	ASSESSED	LAND 232,600	CURRENT	232,600	PREVIOUS	219,400
Nbhd	NBHD 13	N O T E	LAND AREA CHANGED 3/12/03 FOR FY 2004 -- PER RECORDED PLAN			BUILDING	320,500		306,600		
St Ind	AVERAGE		DETACHED	0		0					
Infl	AVERAGE		OTHER	0		0					
			TOTAL	553,100		526,000					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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	4/10/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	410,896
NET AREA	1,418	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	858		59.00	50,622	CONDITION ELEM	CD
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	858	1965	241.57	207,267	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	560	2007	241.57	135,279	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	C	CRL	N	BSMT CRAWL	224		30.37	6,802	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.00	GFP	O	GAS FIREPLACE	1		3,126.00	3,126	BATHS	A	
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A
				HEATING/COOL	2	HOT WATER	1.00									EFF.YR/AGE	1989 / 34
				FUEL SOURCE	2	GAS	1.00									COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$320,500