

Key: 390

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 408

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NAHIRNY JAMES J & JANET LEVINE 16 BERESFORD ROAD CHESTNUT HILL, MA 02167				69-77-0				94 CHARLES STREET			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NAHIRNY JAMES J & JANET L				07/29/2011	U	2,700,000	25593-145				
OGOZALEK PETER FRANCIS ET				05/11/1998	A	100	11418-250				
OGOZALEK M RUTH				06/19/1996	A	100	10260-049				

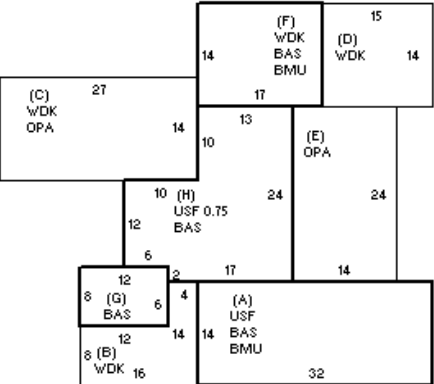
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
390	07/10/2008	7	ALTERATIONS	35,000	04/15/2010	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	47,480	5	1.00	A	1.00	A	1.00	2,630,400	1.17	A	1.00	BSB	12.00			3,363,980

TOTAL	1.090 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	3,364,000	3,173,700			
St Ind	AVERAGE		BUILDING	599,400	573,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>3,963,400</b>	<b>3,747,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/23/2020
									

BUILDING	CD	ADJ	DESC	MEASURE	10/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/23/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	12/31/2020	MR
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS	STAIRS TO BEACH
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YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	778,497
NET AREA	2,000	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	686		83.43	57,230	CONDITION ELEM	CD
\$NLA(RCN)	\$389	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	778	1988	246.17	191,523		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	978		52.49	51,335	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SH	1.00	+	OPA	N	OPEN PORCH	714		66.95	47,802	KITCHEN	A
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	1,222	1988	330.06	403,338	BATHS	A
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		13,592.20	13,592	HEAT/ELEC	A
				HEATING/COOL	15	HTWT+DCTLS AC	1.01		ODS	O	OUTDOOR SHOWER	1		3,233.70	3,234		
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1988 / 35
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$599,400