

Key: 435

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 457

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HOROWITZ ZEBULUN D & ANN D TRUSTEES AZH REALTY TRUST 56 ROBINSON ROAD BREWSTER, MA 02631				69-117-0				56 ROBINSON ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOROWITZ ZEBULUN D & ANN				06/18/2018	F	1	31347-126				
HOROWITZ ZEBULUN D & ANN				05/31/2012	QS	1,225,000	26378-86				
O'HARE JOSEPH M & PATRICI				05/14/2004	QS	549,500	18592-138				

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	%
830	12/13/2007	6	DEMO		09/18/2008	JH	100	100
831	12/13/2007	1	NEW CONSTRUC	700,000	03/16/2009	JH	100	100
NP		12	CYCLICAL NON		10/01/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,130	5	1.00	A	1,139,840	2.96	A	1.00	BGD	5.20	1,095,730

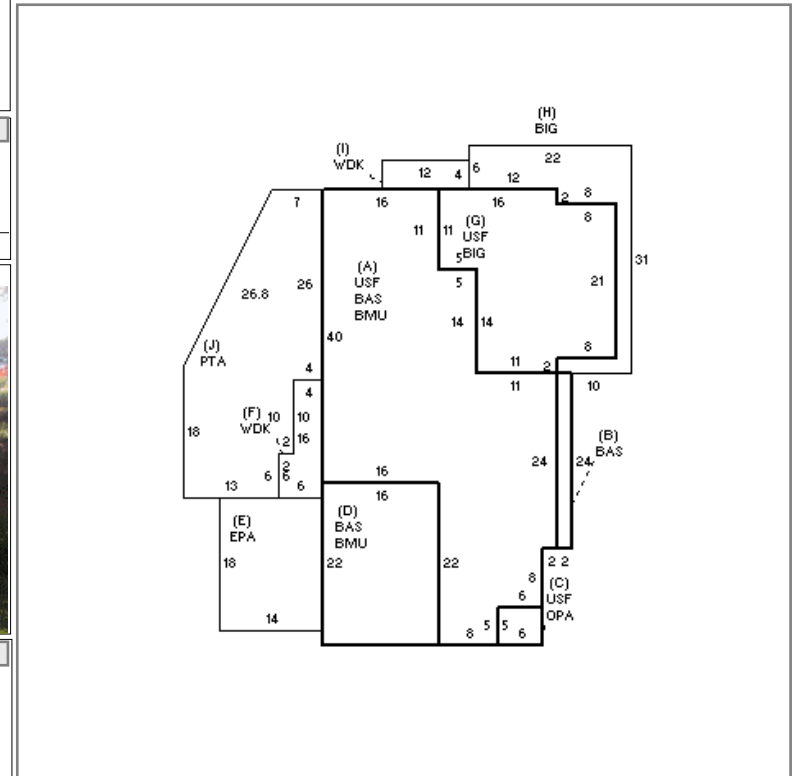
TOTAL	14,130 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	1,095,700	1,033,700
St Ind	AVERAGE		LAND	1,301,800	1,243,500			
Infl	AVERAGE		BUILDING	2,000	2,000			
			OTHER	0	0			
						TOTAL	2,399,500	2,279,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	A	1.00	30 0.70 8 SIDES-4 FT	2008	77	36.50	2,000



BLDG COMMENTS
GENERATOR



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	9/18/2008	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	12/31/2020	MR
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	0.980
NET AREA	3,420	DETAIL ADJ	1.000
\$NLA(RCN)	\$438	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	\$23,595
GARAGE SPACES	2	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,598		93.61	149,589
+	USF	L	UPPER STORY FIN	1,774	2008	273.62	485,404
+	BAS	L	BASE AREA	1,646	2008	420.91	692,820
C	OPA	N	OPEN PORCH	30		88.94	2,668
E	EPA	N	ENCLOSED PORCH	252		128.86	32,474
+	WDK	N	WOOD DECK	124		69.73	8,646
G	BIG	N	BUILT-IN GARAGE	498		90.49	45,065
H	BIG	N	BUILT-IN GARAGE	214		100.33	21,471
J	PTA	N	PATIO	578		21.21	12,261
	F21	O	FPL 2S 1OP	1		18,055.60	18,056
	ODS	O	OUTDOOR SHOWER	1		4,295.60	4,296

TOTAL RCN	1,496,343
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2008 / 15
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87

RCNLD	\$1,301,800
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