

Key: 459

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 478

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STARUSKY JENNIFER S & NICHOLAS P 7 THERESA LANE HANOVER, MA 02339				69-29-0				35 NAUSET TRAIL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STARUSKY JENNIFER S & NIC				04/23/2018	A	605,000	(215966)				
BAUSCH GEORGE				04/06/2018	A	1	(215830)				
BAUSCH GEORGE TRUSTEE &				07/06/2001	A	1	(162081)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
74	04/23/2018 02/03/2012	15 7	SALE REVIEW ALTERATIONS	605,000 2,400	07/08/2019 02/01/2013	NF MR	100 100	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	9,940	5	1.00	A	1.00	A	1.00	876,800	4.04	A	1.00	BA+ 4.00			808,150

TOTAL	9,940 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE	LAND	808,200	762,400	BUILDING	277,300	265,500
St Ind	AVERAGE		DETACHED	800	800	OTHER	0	0
Infl	AVERAGE		TOTAL	1,086,300	1,028,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6X8		48	22.94	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/28/2020	NF
MODEL	1		RESIDENTIAL	LIST	10/28/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/4/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,229	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	768	1956	305.41	234,557
\$NLA(RCN)	\$301	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	461	1956	195.01	89,900
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	192		80.30	15,417
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	140		41.16	5,762
				FLOOR COVER	1	HARDWOOD	1.00	F21	O	FPL 2S 1OP	1		10,658.60	10,659	
				INT FINISH	3	WD PANEL	1.00	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536	
				HEATING/COOL	9	WARM/CL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	369,751
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT/ELEC	G
EFF.YR/AGE	1983 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$277,300

