

Key: 4621

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.832

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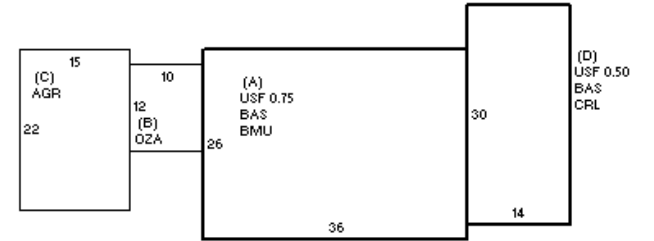
CURRENT OWNER				PARCEL ID				LOCATION					
GELZHISER JOSEPH & WARREN SHANNON 95 JOHNSON DRIVE HOLLISTON, MA 01746				100-121-0				177 RED FAWN ROAD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
GELZHISER JOSEPH & WARREN				04/30/2021	QS	650,000	34068-256						
MOORE ROBBIE LEE				12/16/2019	H		32550-220						
ROSE RANDY C III & MOORE				10/12/2017	QS	425,000	30824-240						
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,100	13	1.00	A	1.00	A	1.00	208,240	1.31	5	0.95 R02 1.00	251,510

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	%
260	03/25/2022	7	ALTERATIONS	16,553	03/07/2023	TCK	100	100
692	10/12/2017	15	SALE REVIEW	425,000	07/31/2018	JMG	100	100
753	09/03/2014	3	OUT BUILDING	5,000	06/05/2015	MW	100	100
753	09/11/2013	1	NEW CONSTRUCT		08/15/2014	RJM	100	100
753	09/11/2013	3	OUT BUILDING	39,451	07/07/2015	MR	100	100

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TOTAL	40,100 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	ESMT	LAND		251,500	237,300	
St Ind	AVERAGE			BUILDING		528,300	499,000	
Infl	AVERAGE			DETACHED		20,400	20,200	
				OTHER		0	0	
						TOTAL	800,200	756,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STB	+	1.10	10 0.90	36X22	2014	792	20.13
SHF	+	1.10	10 0.90	10X16	2014	160	22.85
HTB	A	1.00	30 0.70			1	4,058.10



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BUILDING	CD	ADJ	DESC	MEASURE	12/11/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/11/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/30/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INFO @ DOOR (12/11/20)

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	652,241	
NET AREA	2,268	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		63.13	59,090	CONDITION ELEM	CD	
\$NLA(RCN)	\$288	OVERALL	1.070	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	936	1984	263.76	246,875	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1984	194.71	136,686	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	OZA	N	OPEN BREEZEWAY	120		49.86	5,983	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATT GARAGE	330		45.20	14,915	BATHS	G	
				INT FINISH	2	DRYWALL	1.00	D	CRL	N	BSMT CRAWL	420		32.49	13,646	HEAT/ELEC	A	
				HEATING/COOL	11	HTWT/CL AIR	1.05	D	BAS	L	BASE AREA	420	1996	263.76	110,777			
				FUEL SOURCE	1	OIL	1.00	D	USF	L	UPPER STORY FIN	210	1996	194.71	40,889			
									F21	O	FPL 2S 1OP	1		10,861.60	10,862			
														EFF.YR/AGE	1995 / 28			
														COND	19	19 %		
														FUNC	0			
														ECON	0			
														DEPR	19	% GD	81	
														RCNLD			\$528,300	