

Key: 4697

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.909

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
BROWN DARRELL C & NANCY NEIMAN 135 RANGELEY ROAD CHESTNUT HILL, MA 02467				100-106-0				54 ANAWAN ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BROWN DARRELL C & NANCY N				09/15/2022	O	660,000	35366-226					
BRINKERHOFF JOSEPHINE M				12/17/1997	QS	130,000	11122-150					
GVAZDAUSKAS WILLIAM D &				01/10/1986	XX	115,000	4879-107					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,500	13	1.00	A	208,240	1.35	5	0.95	R02	1.00	248,490

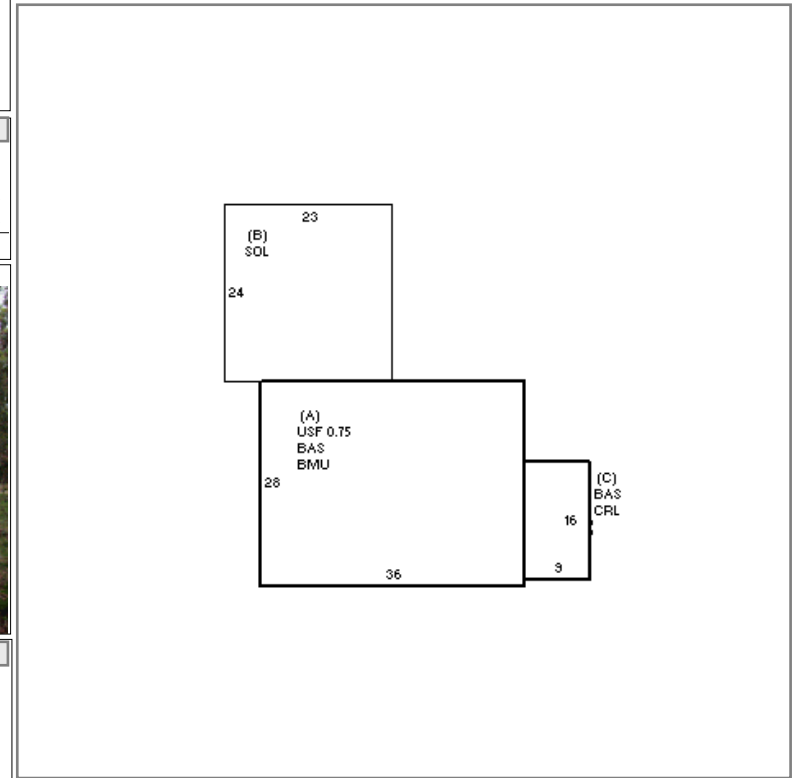
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1263	01/30/2024	2	ADD	225,000	05/15/2024	TCK	0	50
961	11/15/2022	7	ALTERATIONS	324,638	05/15/2024	TCK	100	100
	09/15/2022	15	SALE REVIEW	660,000	06/21/2023	JMG	100	100
786	09/17/2013	7	ALTERATIONS	5,000	08/15/2014	RJM	100	100
		12	CYCLICAL NON		03/27/2013	SF	100	100

LAND

TOTAL	38,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	ESMT	LAND		248,500	234,400	
St Ind	AVERAGE			BUILDING		462,300	411,300	
Infl	AVERAGE			DETACHED		0	0	
				OTHER		0	0	
<b>TOTAL</b>						<b>710,800</b>	<b>645,700</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/19/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/15/2024	TCK
STYLE	4	1.02	CAPE [100%]	REVIEW	6/4/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INFO @ DOOR (11/19/20)

BUILDING

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	570,768		
NET AREA	1,908	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		55.33	55,777	CONDITION ELEM	CD		
\$NLA(RCN)	\$299	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,008	1983	248.82	250,808	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	1983	180.17	136,209	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	SOL	N	SOLARIUM	552		113.78	62,805	KITCHEN	E		
				FLOOR COVER	2	SOFTWOOD	1.00	C	CRL	N	BSMT CRAWL	144		29.75	4,285	BATHS	E		
				INT FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	144	2024	248.82	35,830	HEAT/ELEC	G		
				HEATING/COOL	14	ELECT BB+AC	1.01	F21	O	O	FPL 2S 1OP	1		9,948.00	9,948				
				FUEL SOURCE	3	ELECTRIC	0.95	ODS	O	O	OUTDOOR SHOWER	1		2,366.70	2,367				
																		EFF.YR/AGE	2019 / 4
																		COND	4 4 %
																		FUNC	15 UC
																		ECON	0
																		DEPR	19 % GD 81
																		RCNLD	\$462,300