Key: 4714

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,926

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAZZA DANIEL J & ALISON M **5 SUNRISE TERRACE** **NEEDHAM, MA 02492**	**101-103-0**	**41 KING PHILIP ROAD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAZZA DANIEL J & ALISON M	08/21/2020	O	405,000	33190-69
JAFFESS STEPHEN & GLORIA	09/17/1993	QS	157,500	8784-282

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

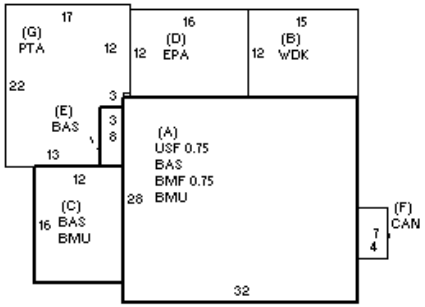
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR23-36	08/18/2023	3	OUT BUILDING	6,000	05/17/2024	TCK	100	100
907	09/30/2021	7	ALTERATIONS	20,000	04/19/2022	TCK	100	100
72	01/25/2021	7	ALTERATIONS	95,000	04/19/2022	TCK	100	100
	08/21/2020	16	MLS REVIEW	405,000	03/03/2021	JMG	100	100
		12	CYCLICAL NON		04/03/2013	SF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,000	13 1.00	A 1.00	A 1.00	219,200	2.41	A 1.00	R02 1.00			218,650

TOTAL	18,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	218,700	206,300
BUILDING	501,600	473,700
DETACHED	1,400	1,500
OTHER	0	0
TOTAL	**721,700**	**681,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	8X8	2023	64	22.01	1,400

PHOTO 06/05/2024

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/8/2020	TCK
LIST	12/8/2020	EST
REVIEW	6/5/2024	EMZ

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,784	DETAIL ADJ	1.000
$NLA(RCN)	$335	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,580
GARAGE SPACES	0	1.00
% BSMT FIN	0.75	1.00
# 1/2 BATHS	0	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	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	10	HOT/CL WATR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,088		62.11	67,575
A	BMF	N	BSMT FINISH	672		41.35	27,789
+	BAS	L	BASE AREA	920	1974	279.28	256,941
A	USF	L	UPPER STORY FIN	672	1974	202.23	135,901
B	WDK	N	WOOD DECK	180		43.12	7,762
C	BAS	L	BASE AREA	192	1999	279.29	53,623
D	EPA	N	ENCLOSED PORCH	192		84.12	16,151
F	CAN	N	CANOPY	28		51.27	1,436
G	PTA	N	PATIO	340		14.87	5,055
	F22	O	FPL 2S 2OP	1		13,719.20	13,719
	ODS	O	OUTDOOR SHOWER	1		2,656.50	2,657

TOTAL RCN	597,188

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT/ELEC	G

EFF.YR/AGE	2001 / 22		
COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84
RCNLD			$501,600