Key: 4726

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,938

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PRIBECK KRISTEN TRUSTEE &	100-79-0	79 ANAWAN ROAD
PRIBECK BRIAN TRUSTEE		
1 FITCHBURG STREET		
C404		
SOMERVILLE, MA 02143		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PRIBECK KRISTEN TRUSTEE &	09/12/2018	A	10	31523-282
PRIBECK ROBERT & CAROL	03/17/2006	QS	363,000	20831-222
VENTURA PAULA	09/09/1975	A	1	2233-1

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	%
		12	CYCLICAL NON		09/29/2003	JB	100	100
143	04/19/1996	7	ALTERATIONS	1,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,300	13 1.00	A 1.00	A 1.00	219,200	2.62	A 1.00	R02 1.00			215,220

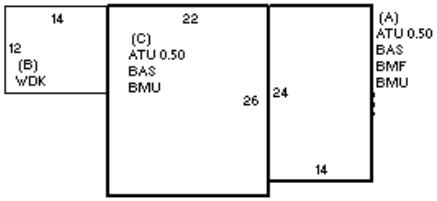
TOTAL	16,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	215,200	203,100
BUILDING	251,100	240,600
DETACHED	0	0
OTHER	0	0
TOTAL	**466,300**	**443,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/19/2020



BLDG COMMENTS

BUILDING

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

MEASURE	11/19/2020	TCK
LIST	4/18/2008	JH
REVIEW	2/4/2021	MR

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	908	DETAIL ADJ	1.000
$NLA(RCN)	$395	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,500
GARAGE SPACES	0	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	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	908		59.00	53,572
A	BMF	N	BSMT FINISH	336		40.33	13,552
+	BAS	L	BASE AREA	908	1974	266.22	241,728
A	ATU	N	ATTIC UNF	168		53.40	8,971
B	WDK	N	WOOD DECK	168		39.20	6,586
C	ATU	N	ATTIC UNF	286		53.40	15,272
	F21	O	FPL 2S 1OP	1		10,151.00	10,151
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN 358,747

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE 1974 / 49

COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70

RCNLD $251,100