

Key: 5305

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.523

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
GAYNOR KARYN KOZA & SCOTT CHRISTOPHER TRUSTEES OF THE GAYNOR TRUST 20 LONG VIEW DRIVE ORLEANS, MA 02653		97-107-0		179 COMMONS WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GAYNOR KARYN KOZA & SCOTT		05/01/2019	F	1 31990-33	
GAYNOR SCOTT CHRISTOPHER		02/11/2015	F	1 28675-81	
GAYNOR SCOTT CHRISTOPHER		01/25/2008	F	1 22626-286	

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 %
908	10/05/2016	7	ALTERATIONS	800	04/04/2017	NF	100 100
116	02/23/2016	7	ALTERATIONS	4,000	04/04/2017	NF	100 100
45	01/25/2016	7	ALTERATIONS	12,584	04/04/2017	NF	100 100
297	04/15/2014	7	ALTERATIONS	4,800	06/05/2015	MW	100 100
		12	CYCLICAL NON		05/17/2013	SF	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	18,500	13	1.00	13L	1.00	A	1.00	175,360	2.36	A	1.00	R07	0.80		175,840

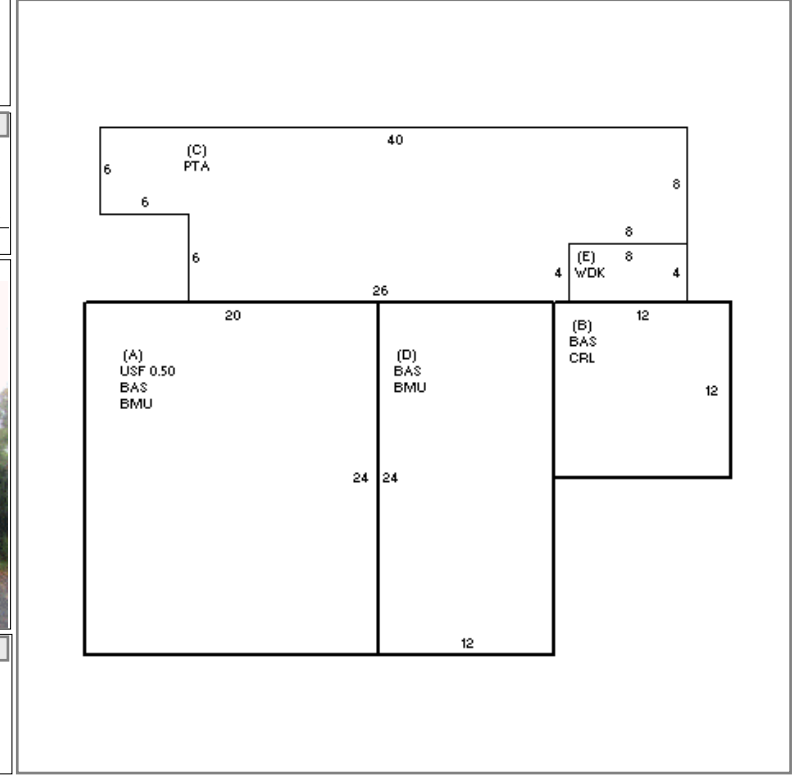
TOTAL	18,500 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE FY21 Adjust s.f. per plan bk 247 pg 5	LAND	175,800	165,900			
St Ind	COMMONS		BUILDING	293,000	276,600			
Infl	AVERAGE		DETACHED	19,900	19,800			
			OTHER	0	0			
			TOTAL	488,700	462,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 24X24		576	28.49	13,100
SHF	A	1.00	20 0.80 12X14		168	20.77	2,800
PTD	A	1.00	50 0.50 14X14		196	8.55	800
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/17/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	12/3/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,152	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	768		64.17	49,285
\$NLA(RCN)	\$322	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	912	1983	274.21	250,077
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	240	1983	191.30	45,911
				ROOF COVER	1	ASPH/CMP SH	1.00	B	CRL	N	BSMT CRAWL	144		31.27	4,503
				FLOOR COVER	5	VINYL	1.00	C	PTA	N	PATIO	412		13.10	5,398
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	32		40.36	1,292
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	FPL 2S 1OP	1		10,455.50	10,456	
				FUEL SOURCE	1	OIL	1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	370,938
STORIES	1.5	1.00	CONDITION ELEM	CD
ROOMS	5	1.00	EXTERIOR	V
BEDROOMS	3	1.00	INTERIOR	A
BATHROOMS	1	1.00	KITCHEN	A
FIXTURES	3	\$4,017	BATHS	A
GARAGE SPACES	0	1.00	HEAT/ELEC	A
% BSMT FIN	0	1.00		
# 1/2 BATHS	0	1.00		
# OF UNITS	1	1.00		

EFF. YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$293,000