

Key: 5353

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.571

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CURRENT OWNER				PARCEL ID				LOCATION				
CZEKANSKI KEVIN & KING KELLY 106 COMMONS WAY BREWSTER, MA 02631				97-87-0				106 COMMONS WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CZEKANSKI KEVIN & KING KE				08/03/2023	QS	625,000	35921-261					
MURPHY RYAN C & ANDI E				05/11/2021	F	1	34095-191					
WILLIAMS ANDI E & MURPHY				06/22/2017	QS	400,000	30577-299					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,700	13	1.00	13L 1.00 A 1.00	175,360	2.71	A	1.00	R07	0.80	171,050

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	%
962	08/03/2023	16	MLS REVIEW	625,000	05/31/2024	JMG	100	100
	06/22/2017	16	MLS REVIEW	400,000	07/11/2018	JMG	100	100
	11/08/2013	7	ALTERATIONS	1,500	08/18/2014	RJM	100	100
545		12	CYCLICAL NON		05/17/2013	SF	100	100
		7	ALTERATIONS	7,260			100	100

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TOTAL	15,700 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	171,100	161,400
St Ind	COMMONS		LAND	345,300	362,000			
Infl	AVERAGE		DETACHED	5,200	5,200			
			OTHER	0	0			
						TOTAL	521,600	528,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X12		96	22.01	1,700
HTB	A	1.00	30 0.70		1	4,058.10	2,800
SHF	A	1.00	50 0.50 8X8		64	22.01	700



BUILDING	CD	ADJ	DESC	MEASURE	10/19/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/19/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/31/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

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YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,313	DETAIL ADJ	1.000
\$NLA(RCN)	\$321	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		6	\$7,956
GARAGE SPACES		0	1.00
% BSMT FIN		60	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	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	806		60.18	48,505
+	BAS	L	BASE AREA	806	1974	281.60	226,970
B	OPA	N	OPEN PORCH	30		51.00	1,530
C	PTA	N	PATIO	80		18.65	1,492
D	PTA	N	PATIO	360		13.78	4,962
E	BMF	N	BSMT FINISH	507		41.14	20,859
E	USF	L	UPPER STORY FIN	507	1974	189.44	96,045
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	421,138
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	A
EFF.YR/AGE	1997 / 26
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$345,300

