

Key: 5362

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.580

LEG  
A  
L

L  
A  
N  
D

D  
E  
T  
A  
C  
H  
E  
D

B  
U  
I  
L  
D  
I  
N  
G

CURRENT OWNER				PARCEL ID				LOCATION			
OHARA RACHEL ANN C/O KOPECKY JAMES & GARGUILO STACEY 54 BRIARFIELD ROAD MILTON, MA 02186				98-69-0				5 COMMONS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOPECKY JAMES & GARGUILO				08/30/2024	QS	595,000	36543-243				
OHARA RACHEL ANN				12/15/2010	QS	270,000	25092-88				
HORN PAMELA				07/16/1993	QS	105,000	8681-322				

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	%
20		14	CYCLICAL GRO		11/20/2020	TCK	100	100
736	01/10/2012	12	CYCLICAL NON		04/23/2013	SF	100	100
52	12/19/2011	7	ALTERATIONS	4,000	02/08/2013	MR	100	100
	02/01/2011	7	ALTERATIONS	6,000	03/07/2012	MR	100	100
		7	ALTERATIONS	4,500	03/07/2012	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,410	13	1.00	13L 1.00 A 1.00	175,360	2.61	A	1.00	R07	0.80	172,380

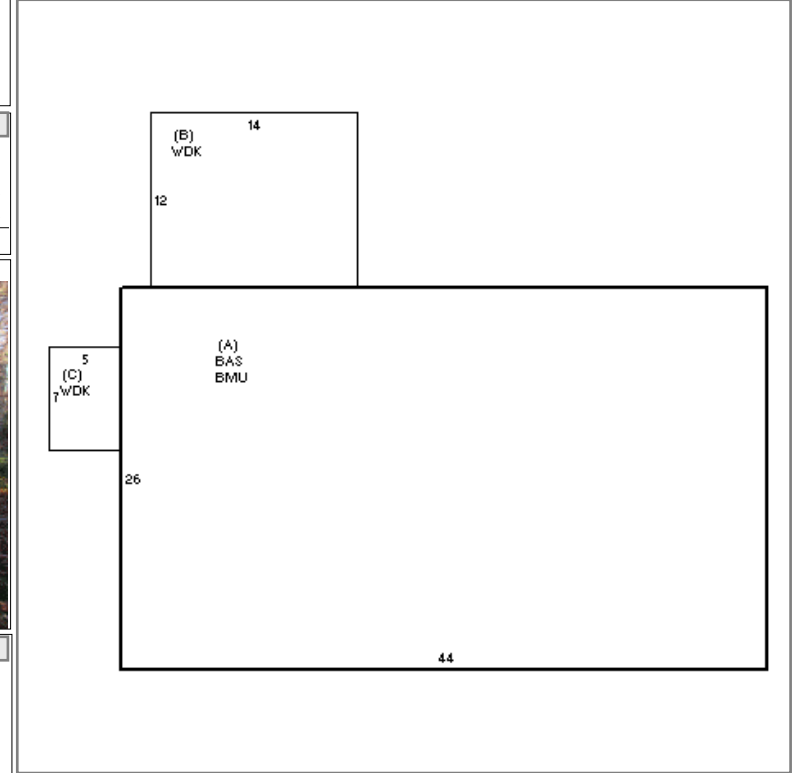
TOTAL	16,410 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	172,400	162,600
St Ind	COMMONS		LAND	278,200	266,500			
Infl	AVERAGE		DETACHED	1,400	1,400			
			OTHER	0	0			
						<b>TOTAL</b>	<b>452,000</b>	<b>430,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X10		80	22.01	1,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/20/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	2/4/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.000
\$NLA(RCN)	\$347	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,190	
GARAGE SPACES	0	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,144		59.29	67,824
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,144	1974	266.59	304,979
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	203		41.16	8,356
ROOF COVER	1	ASPH/CMP SH	1.00	F11	O	O	FPL 1S 1OP	1		8,018.90	8,019
FLOOR COVER	2	SOFTWOOD	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	11	HTWT/CL AIR	1.05								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	397,367
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	\$278,200