Key: 5383

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,601

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MIRANDA SEBASTIAO & JOZIANE **233 COMMONS WAY** **BREWSTER, MA 02631**	**96-124-0**	**233 COMMONS WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MIRANDA SEBASTIAO & JOZIA	11/21/2005	QS	385,000	20494-248
VON HENTSCHEL DEMETRIUS &	12/20/1972	XX	5,500	1776-131

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

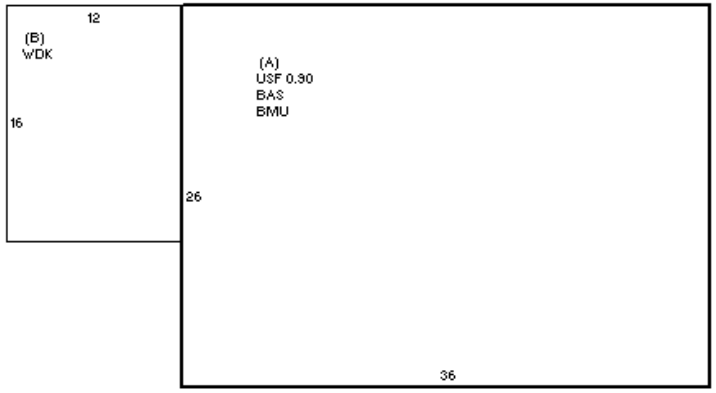
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1113	11/30/2016	7	ALTERATIONS	5,384	04/04/2017	NF	100	100
852	10/25/2014	7	ALTERATIONS	5,201	06/05/2015	MW	100	100
		12	CYCLICAL NON		05/20/2013	SF	100	100
121	04/17/1992	2	ADD	6,000	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,800	13 1.00	13L 1.00	A 1.00	175,360	1.99	A 1.00	R07 0.80			182,990

TOTAL	22,800 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	COMMONS				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	183,000	172,600
BUILDING	365,200	349,700
DETACHED	15,400	15,300
OTHER	0	0
TOTAL	**563,600**	**537,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80	24X24		576	28.49	13,100
PTD	A 1.00	50 0.50	16X12		192	8.55	800
SHF	A 1.00	30 0.70	12X8		96	22.01	1,500

PHOTO 10/20/2020

BLDG COMMENTS

SHED ATTACHED TO GARAGE
INFO @ DOOR 10/20/20

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	10/20/2020	TCK
LIST	10/20/2020	EST
REVIEW	12/3/2020	MR

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,778	DETAIL ADJ	1.000
$NLA(RCN)	$285	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	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
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		61.95	57,985
A	BAS	L	BASE AREA	936	1974	279.53	261,641
A	USF	L	UPPER STORY FIN	842	1974	191.07	160,881
B	WDK	N	WOOD DECK	192		41.16	7,902
	F21	O	FPL 2S 1OP	1		10,658.60	10,659

TOTAL RCN	507,258

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

EFF.YR/AGE	1977 / 46	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$365,200