

Key: 5476

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.693

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MAHOTA DANIEL 89 PRELL CIRCLE BREWSTER, MA 02631				86-38-0				89 PRELL CIRCLE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MAHOTA DANIEL				12/17/2019	U	150,000	32554-143					
INDEPENDENCE PARK INC				04/05/2010	L	222,000	24466-152					
MAHOTA DANIEL				10/19/2005	QS	250,000	20382-67					
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	A	219,200	2.71	A	1.00	R02	1.00	213,810

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	%
		14	CYCLICAL GRO		02/11/2021	TCK	100	100
	12/17/2019	15	SALE REVIEW	150,000	07/29/2020	JMG	100	100
		12	CYCLICAL NON		05/02/2013	SF	100	100

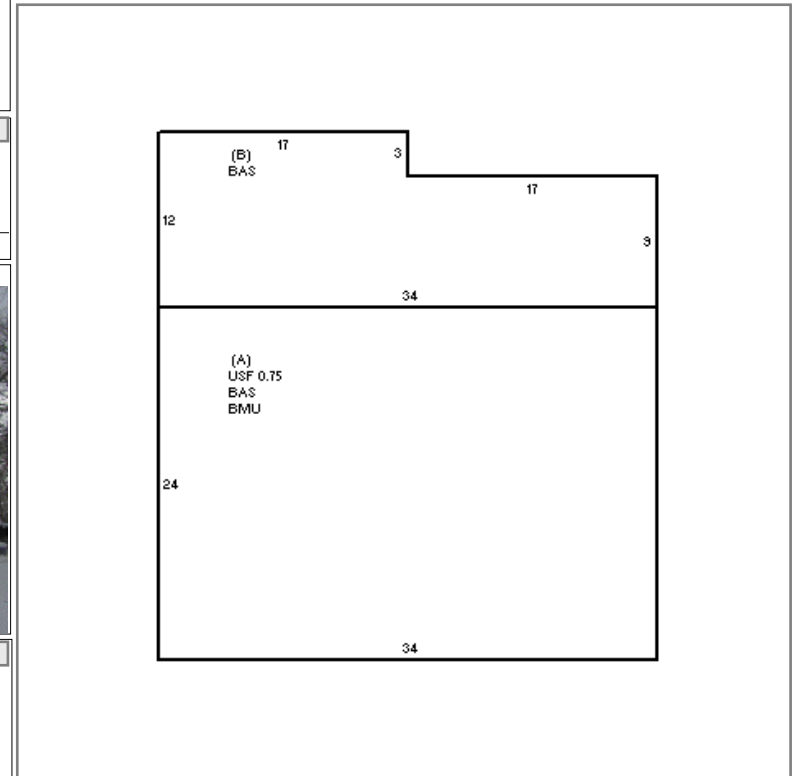
TOTAL	15,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	213,800	201,700
St Ind	AVERAGE		LAND	340,200	325,800			
Infl	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
						OTHER	0	0
						TOTAL	554,000	527,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/11/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/11/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/11/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INFO AT DOOR (2/11/2021)



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,785	DETAIL ADJ	1.000
\$NLA(RCN)	\$272	OVERALL	1.020
CAPACITY	UNITS	ADJ	
STORIES	1.75	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,956	
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	816		60.18	49,107
EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	612	1974	187.53	114,765
ROOF SHAPE	6	SALTBOX	1.00	+	BAS	L	BASE AREA	1,173	1974	258.97	303,775
ROOF COVER	1	ASPH/CMP SH	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354
FLOOR COVER	1	HARDWOOD	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOL	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	485,958
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	\$340,200