Key: 5521

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,736

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOLANOS APOSTOLOS D TRUSTEE &	74-83-0	72 SPRUCE RUN DRIVE
BOLANOS ANNA MARIA TRUSTEE		
72 SPRUCE RUN DRIVE		
BREWSTER, MA 02631		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOLANOS APOSTOLOS D TRUST	12/17/2015	F	100	(208272)
BOLANOS APOSTOLOS D &	08/17/2015	O	586,000	(207133)
WALEK WALTER J &	04/26/2010	F	1	(191236)

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

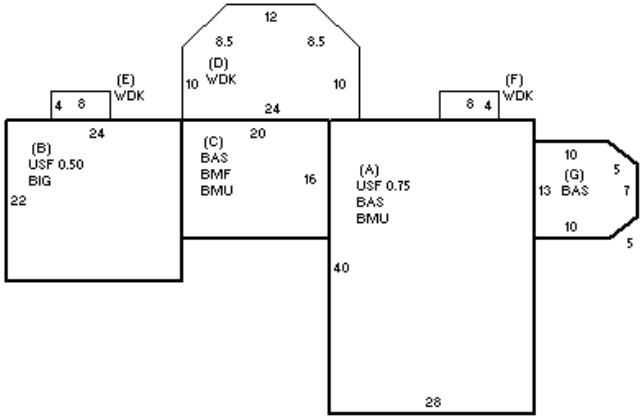
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-156	02/27/2024	7	ALTERATIONS	6,200			0	0
348	04/25/2022	7	ALTERATIONS	75,000	03/02/2023	TCK	100	100
808	10/19/2015	2	ADD	20,000	04/22/2016	WFF	100	100
712	09/18/2015	2	ADD	62,000	04/22/2016	WFF	100	100
712	09/13/2015	2	ADD		04/22/2016	WFF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,587	16 1.00	A 1.00	A 1.00	274,000	1.46	A 1.00	R05 1.25			316,900

TOTAL	34,587 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 16	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	316,900	299,000
BUILDING	979,400	925,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,296,300**	**1,224,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/02/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G+	1.45	GOOD + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/26/2021	NF
LIST	3/20/2007	JH
REVIEW	3/29/2023	EMZ

BLDG COMMENTS

BMF=PLAY RM
INFO @ DOOR 2/26/21 NF

YEAR BLT	1991	SIZE ADJ	0.990
NET AREA	2,714	DETAIL ADJ	1.000
$NLA(RCN)	$410	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	$23,525
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	2	WD SHINGLE	1.01
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,440		78.57	113,139
+	BAS	L	BASE AREA	1,440	1991	353.29	508,730
+	USF	L	UPPER STORY FIN	1,104	1991	263.27	290,648
B	BIG	N	BUILT-IN GARAGE	528		74.30	39,232
C	BMF	N	BSMT FINISH	320		60.22	19,269
+	WDK	N	WOOD DECK	412		58.52	24,111
G	BAS	L	BASE AREA	170	2015	353.29	60,059
	F21	O	FPL 2S 1OP	1		15,154.60	15,155
	GEN	O	GENERATOR	1		0.00	
	MST	O	MAS/METAL STACK	1		7,504.90	7,505
	WPL	O	WHIRLPOOL	1		11,546.20	11,546

TOTAL RCN	1,112,919

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

EFF.YR/AGE	2009 / 14		
COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88
RCNLD			$979,400