

Key: 5536

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.751

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------------|--|---------------------|--|--|--|
| NAHIGIAN DIRAN C TRUSTEE OF THE DIRAN C NAHIGIAN TRUST 39 SPRUCE RUN DRIVE BREWSTER, MA 02631 | | | | 74-67-0 | | | | 39 SPRUCE RUN DRIVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| NAHIGIAN DIRAN C TRUSTEE | | | | 03/28/2018 | QS | 845,000 (215726) | | | | | |
| POISSANT DENNIS N TRUSTEE | | | | 02/03/2015 | F | 1 (205507) | | | | | |
| POISSANT DENNIS N & MARY | | | | 04/17/1998 | QS | 89,000 (148167) | | | | | |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|--------|------|----------|-----|------|-----|------|------------|-----------|---------|
| 100 | S | 33,403 | 16 | 1.00 | A | 1.00 | A | 1.00 | A | 1.00 | R05 | 1.25 | 313,490 |

| TOTAL | 33,403 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|--------------|------------------|------------------|----------|---------|----------|
| Nbhd | NBHD 16 | NOTE | LAND | 313,500 | 295,800 | | | |
| St Ind | AVERAGE | | BUILDING | 1,039,800 | 993,200 | | | |
| Infl | AVERAGE | | DETACHED | 2,200 | 2,200 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 1,355,500 | 1,291,200 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 15 0.85 10X12 | 2007 | 120 | 21.39 | 2,200 |



BLDG COMMENTS
GENERATOR

| BUILDING | CD | ADJ | DESC | MEASURE | 3/2/2021 | NF |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/2/2021 | EST |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 11/8/2021 | EMZ |
| QUALITY | G | 1.30 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1998 | SIZE ADJ | 0.980 | ELEMENT | CD | DESCRIPTION | ADJ |
|---------------|-------|------------|-------|--------------|----|-------------|------|
| NET AREA | 3,049 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 |
| \$NLA(RCN) | \$379 | OVERALL | 1.060 | EXT COVER | 1 | WD SHINGLE | 1.00 |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 1.75 | 1.00 | | ROOF COVER | 2 | WD SHINGLE | 1.01 |
| ROOMS | 10 | 1.00 | | FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| BEDROOMS | 4 | 1.00 | | INT FINISH | 1 | PLASTER | 1.00 |
| BATHROOMS | 3 | 1.00 | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 |
| FIXTURES | 14 | \$25,080 | | FUEL SOURCE | 2 | GAS | 1.00 |
| GARAGE SPACES | 2 | 1.00 | | | | | |
| % BSMT FIN | 0 | 1.00 | | | | | |
| # 1/2 BATHS | 1 | 1.00 | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 2,306 | | 61.99 | 142,944 |
| + | BAS | L | BASE AREA | 2,306 | 1998 | 299.60 | 690,866 |
| A | USF | L | UPPER STORY FIN | 743 | 1998 | 248.28 | 184,469 |
| C | ATU | N | ATTIC UNF | 273 | | 72.11 | 19,687 |
| E | AGR | N | ATT GARAGE | 576 | | 51.22 | 29,503 |
| E | ATU | N | ATTIC UNF | 288 | | 72.11 | 20,768 |
| F | PTA | N | PATIO | 240 | | 19.32 | 4,637 |
| G | ATF | N | ATTIC FINISH | 198 | | 103.98 | 20,589 |
| | F22 | O | FPL 2S ZOP | 1 | | 16,842.70 | 16,843 |

| TOTAL RCN | 1,155,386 |
|----------------|-------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT/ELEC | G |
| EFF.YR/AGE | 2012 / 11 |
| COND | 11 11 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 10 % GD 90 |
| RCNLD | \$1,039,800 |

| 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 | % |
| 13 | 03/28/2018 | 15 | SALE REVIEW | 845,000 | 03/08/2019 | JMG | 100 | 100 |
| 671 | 01/14/1999 | 5 | OTHER | 20,000 | 03/20/2007 | JH | 100 | 100 |
| 545 | 12/10/1998 | 5 | OTHER | 11,000 | 07/07/1999 | JB | 100 | 100 |
| | 10/16/1998 | 1 | NEW CONSTRUC | 280,000 | 07/07/1999 | JB | 100 | 100 |

