Key: 5668

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,886

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BANDOPADHYAYA ARINDAM ET AL TRUSTEES BAEK BANDO TRUST 56 BROWNE STREET UNIT 3 BROOKLINE, MA 02446	74-26-0	76 QUAIL HOLLOW ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BANDOPADHYAYA ARINDAM ET	05/04/2022	F	100	35094-316
BANDOPADHYAYA ARINDAM & B	11/14/2003	H	311,500	17929-201
GRACIE THOMAS J & DOROTHY	06/29/1995	QS	131,900	9732-057

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	%
23-406	04/07/2023	7	ALTERATIONS	3,700	05/21/2024	TCK	100	100
433	05/13/2019	7	ALTERATIONS	12,350	07/06/2020	MR	100	100
		12	CYCLICAL NON		11/08/2011	MR	100	100
88	03/05/2004	2	ADD	60,000	04/30/2005	JB	100	100
		12	CYCLICAL NON		11/18/2003	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,166	15 1.00	15A 1.00	A 1.00	328,800	2.29	A 1.00	R04 1.50			331,990

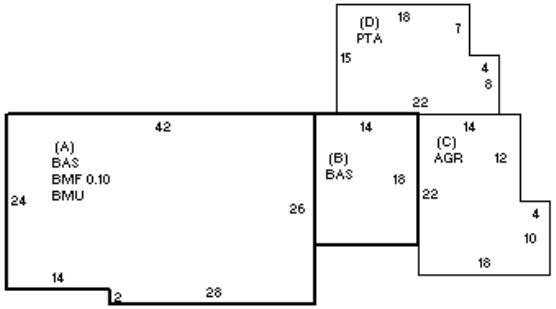
TOTAL	19,166 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 15	NOTE			
St Ind	SHEEP POND EST.				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	332,000	313,200
BUILDING	316,700	299,200
DETACHED	1,800	1,800
OTHER	0	0
TOTAL	**650,500**	**614,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X12	1995	120	21.39	1,800

PHOTO 06/05/2024



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/3/2021	NF
LIST	3/3/2021	EST
REVIEW	6/5/2024	EMZ

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,316	DETAIL ADJ	1.000
$NLA(RCN)	$325	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	$10,400
GARAGE SPACES	0	1.00
% BSMT FIN	10	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	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,064		56.46	60,077
A	BMF	N	BSMT FINISH	106		40.33	4,275
A	BAS	L	BASE AREA	1,064	1970	246.50	262,276
B	BAS	L	BASE AREA	252	2004	246.50	62,118
C	AGR	N	ATT GARAGE	348		42.24	14,699
D	PTA	N	PATIO	302		13.52	4,082
	F11	O	FPL 1S 1OP	1		7,637.00	7,637
	ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415

TOTAL RCN	427,979

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

EFF.YR/AGE	1981 / 42	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$316,700