

Key: 5671

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.889

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CURRENT OWNER		PARCEL ID		LOCATION	
WOZNICK PAUL & DEVITO JANIS 45 QUAIL HOLLOW ROAD BREWSTER, MA 02631		85-18-0		45 QUAIL HOLLOW ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WOZNICK PAUL & DEVITO JAN		04/05/2021	F	1 33981-80	
WOZNICK PAUL		11/23/2020	F	33504-91	
WOZNICK PAUL & DEVITO JAN		07/26/2019	F	1 32183-171	

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 %
530	06/22/2018	7	ALTERATIONS	22,000	07/23/2019	TCK	100 100
312	05/25/2018	16	MLS REVIEW	400,000	03/22/2019	JMG	100 100
1049	02/24/2017	7	ALTERATIONS	30,000	05/18/2018	NF	100 100
698	11/10/2016	7	ALTERATIONS	2,300	03/17/2017	NF	100 100
	08/01/2016	7	ALTERATIONS	10,000	03/17/2017	NF	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	15,246	15	1.00	15A	1.00	A	1.00			328,800	2.77	A	1.00	R04	1.50						319,130

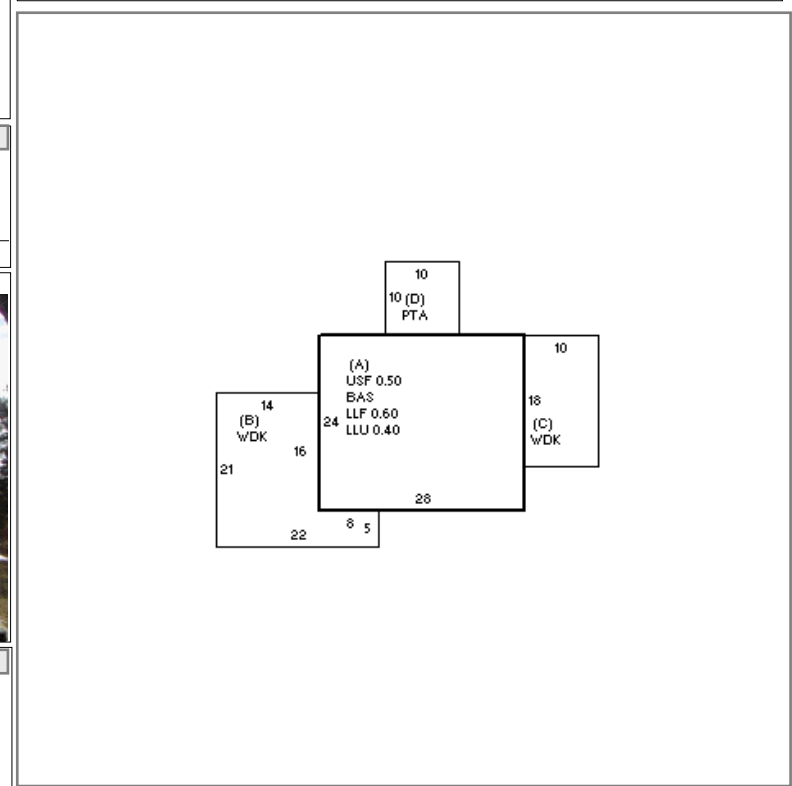
TOTAL	15,246 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	N O T E				LAND	319,100	301,100
St Ind	SHEEP POND EST.		LAND	334,100	315,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	653,200	616,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

LLF=FR/BR



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BUILDING	CD	ADJ	DESC	MEASURE	3/4/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/4/2021	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	11/8/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	388,535
NET AREA	1,411	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	269		97.02	26,099	CONDITION ELEM	CD
\$NLA(RCN)	\$275	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	403	1969	143.60	57,872	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	672	1969	305.41	205,238	INTERIOR	V
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	336	1969	195.01	65,523	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	514		41.16	21,157	BATHS	V
				INT FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	100		19.21	1,921	HEAT/ELEC	G
				HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536		
				FUEL SOURCE	2	GAS	1.00										

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	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

EFF.YR/AGE	2005 / 18	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$334,100	