

Key: 5707

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.924

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
BOSKUS STEPHEN W 49 HOWES ROAD BREWSTER, MA 02631				74-36-0				49 HOWES ROAD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				BOSKUS STEPHEN W				07/02/2001	A	102,000	14004-029	
BOSKUS ROBERT W & CAROLE				06/04/1990	L	48,000	7181-198					
MILFORD SAVINGS BANK				05/30/1990	L	40,000	7176-316					

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	%
528	07/15/2015	7	ALTERATIONS	2,500	04/22/2016	WFF	100	100
342	06/17/2008	2	ADD	4,500	03/26/2009	JH	100	100
175	04/03/2006	2	ADD	50,000	08/06/2007	JH	100	100
278	05/25/2005	7	ALTERATIONS	2,500	05/15/2006	JB	100	100
		12	CYCLICAL NON		11/17/2003	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	15,000	15 1.00	15A 1.00	A 1.00	328,800	2.82	A 1.00	R04 1.50			318,760

TOTAL	15,000 SF	ZONING		RM		FRNT	0	ASSESSED	CURRENT	PREVIOUS
-------	-----------	--------	--	----	--	------	---	----------	---------	----------

Nbhd	NBHD 15	NOTE	LAND	318,800	300,700
St Ind	SHEEP POND EST.		BUILDING	524,700	501,400
Infl	AVERAGE		DETACHED	2,300	2,300
			OTHER	0	0
			TOTAL	845,800	804,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2015	120	21.39	2,300



BUILDING	CD	ADJ	DESC	MEASURE	3/4/2021	NF
MODEL	1		RESIDENTIAL	LIST	8/6/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	11/8/2021	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BUILDING

YEAR BLT	1990	SIZE ADJ	0.990
NET AREA	2,598	DETAIL ADJ	1.000
\$NLA(RCN)	\$249	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		7	\$9,282
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
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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	832		83.97	69,867
A	BAS	L	BASE AREA	832	1990	248.92	207,098
A	USF	L	UPPER STORY FIN	416	1990	183.75	76,442
B	LLF	L	LOWER LEVEL FIN	450	1990	138.10	62,147
B	BAS	L	BASE AREA	450	2006	248.92	112,012
B	USF	L	UPPER STORY FIN	450	2006	183.75	82,690
C	WDK	N	WOOD DECK	406		39.58	16,071
D	OPA	N	OPEN PORCH	192		50.49	9,694
	ODS	O	OUTDOOR SHOWER	1		2,438.70	2,439

TOTAL RCN	647,741
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1996 / 27
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$524,700

