

Key: 5860

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.085

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WERZANSKI PAUL A 345 RUN HILL ROAD BREWSTER, MA 02631				45-8-0				345 RUN HILL ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WERZANSKI PAUL A				10/01/2008	H	265,000	23190-110					
TROY MARY A				04/05/2004	DC		18411-180					
TROY MARY A & EDWARD P				09/22/1972	XX	44,000	1941-014					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	48,787	12	1.00	12N 1.00 A 1.00	219,200	1.15	A	1.00	RM3 1.00		282,840

LAND

TOTAL	1.120 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	282,800	266,800
St Ind	MILL POND		BUILDING	263,400	248,800			
Infl	AVERAGE		DETACHED	1,800	1,800			
			OTHER	0	0			
						<b>TOTAL</b>	<b>548,000</b>	<b>517,400</b>

DETACHED

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

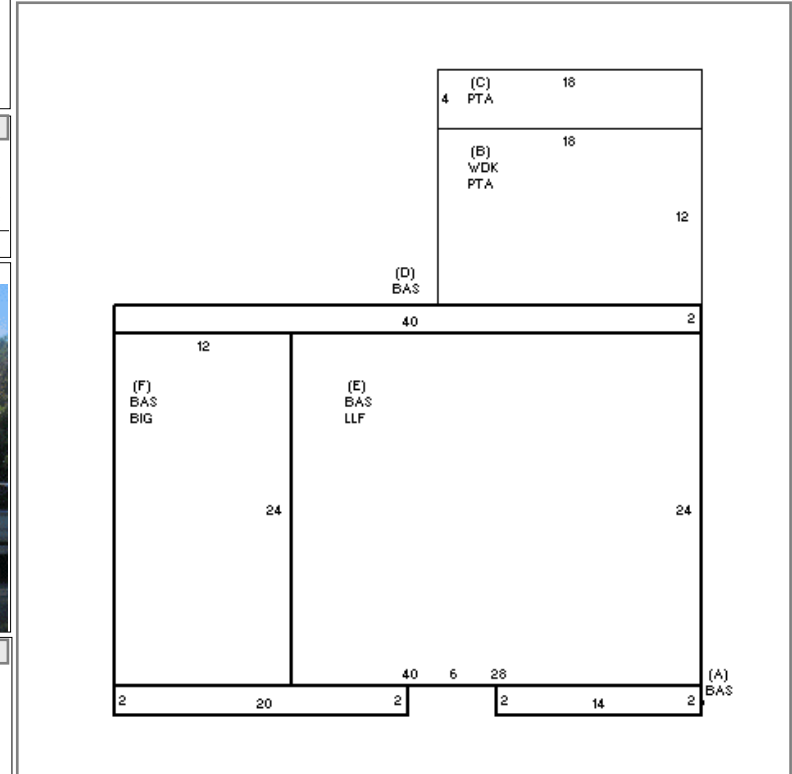


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/20/2018	NF
MODEL	1		RESIDENTIAL	LIST	4/25/2006	JB
STYLE	2	0.90	RAISED RNCH [100%]	REVIEW	7/20/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
AFFORDABLE ACCESSORY APARTMENT

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
730	08/15/2019	7	ALTERATIONS	12,669	07/08/2020	MR	100	100
731	08/15/2019	7	ALTERATIONS	26,409	07/08/2020	MR	100	100
		14	CYCLICAL GRO		02/20/2018	NF	100	100
		2	ADD		04/25/2006	JB	100	100
49	02/09/2005	2						
346	06/21/2004	7	ALTERATIONS	1,500			100	100



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,780	DETAIL ADJ	0.950
\$NLA(RCN)	\$200	OVERALL	0.910
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	\$8,991	
GARAGE SPACES	1	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	2	.95	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	10	VERT BOARD	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,108	1973	219.49	243,198
B	PTA	N	PATIO	216		12.37	2,672
B	WDK	N	WOOD DECK	216		33.89	7,320
C	PTA	N	PATIO	72		17.87	1,287
E	LLF	L	LOWER LEVEL FIN	672	1973	114.15	76,712
F	BIG	N	BUILT-IN GARAGE	288		47.81	13,768
	KIT	O	XTRA KITCHEN	1		1,974.70	1,975

TOTAL RCN	355,922
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$263,400