

Key: 5892

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.120

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MIKULE KEITH & CHRISTINE TRUSTEES KEITH & CHRISTINE MIKULE LIVING TRUST 2 BROOKE ROAD BOYLSTON, MA 01505		54-39-0		143 GRIFFITHS POND ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MIKULE KEITH & CHRISTINE		11/08/2021	QS	812,000	34642-119
ZAPHERSON GEORGE S & JUNE		11/29/2012	S	375,000	26898-45
US BANK NATIONAL ASSOC TR		08/16/2012	L	391,000	26590-214

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	31,969	12	1.00	12J	1.00	A	1.00	219,200	1.54	A	1.00	R03	1.00			247,970

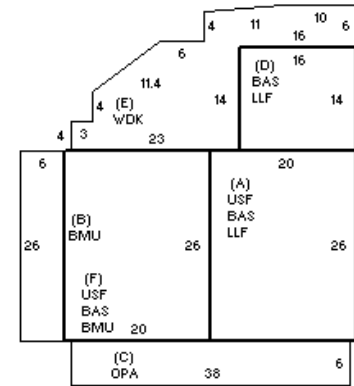
TOTAL	31,969 SF	ZONING	RE-DIVIDED FOR F/Y 97 LOT 2 ON PLAN 509/13-15	RM		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N O T E	RE-DIVIDED FOR F/Y 97 LOT 2 ON PLAN 509/13-15					LAND	248,000	233,900
St Ind	GRIFFITHS POND							BUILDING	725,600	693,800
Infl	AVERAGE							DETACHED	1,300	1,300
								OTHER	0	0
								TOTAL	974,900	929,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	30 0.70	13X18	234	8.10	1,300



BLDG COMMENTS

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 %
24-43	01/16/2024	7	ALTERATIONS	14,400			0 0
268	04/10/2017	7	ALTERATIONS	3,700	06/06/2018	TD	100 100
746	10/03/2012	7	ALTERATIONS	2,500	01/29/2013	MR	100 100
300	06/03/1998	5	OTHER	5,000	04/13/1998	BC	100 100
88	02/20/1998	5	OTHER	4,750	04/13/1998	BC	100 100



BUILDING	CD	ADJ	DESC	MEASURE	3/27/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/13/2022	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/13/2022	JMG
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	0.980
NET AREA	3,048	DETAIL ADJ	1.000
\$NLA(RCN)	\$283	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	14	\$22,932	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLF	L	LOWER LEVEL FIN	744	1998	163.05	121,312
+	BAS	L	BASE AREA	1,040	1998	304.38	316,553
+	USF	L	UPPER STORY FIN	1,040	1998	217.75	226,460
+	BMU	N	BSMT UNFINISHED	676		76.93	52,007
C	OPA	N	OPEN PORCH	228		61.74	14,077
D	BAS	L	BASE AREA	224	1998	304.38	68,181
E	WDK	N	WOOD DECK	396		48.40	19,168
	BMG	O	BSMT GARAGE	2		3,819.85	7,640
	F21	O	FPL 2S 1OP	1		12,534.50	12,535
	ODS	O	OUTDOOR SHOWER	1		2,982.00	2,982

TOTAL RCN	863,846
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$725,600