Key: 6064

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,293

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BALZARINI LESTER P & BALZARINI ANNA MARIA 470 RUN HILL ROAD BREWSTER, MA 02631	34-33-0	470 RUN HILL ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BALZARINI LESTER P &	08/23/1984	XX		4224-46

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

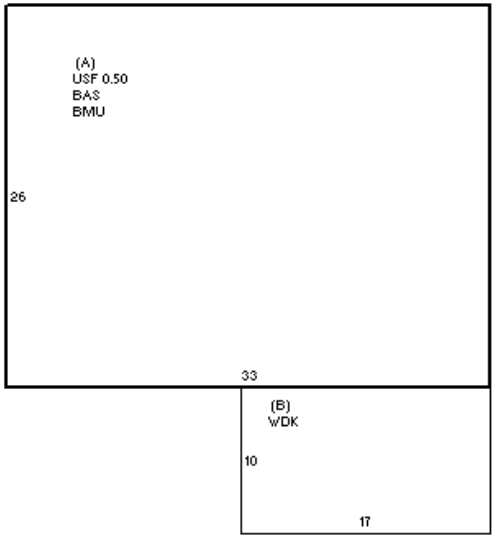
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,490	12 1.00	12N 1.00	A 1.00	219,200	1.30	A 1.00	RM3 1.00			265,670

TOTAL	40,490 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	MILL POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	265,700	250,600
BUILDING	292,800	280,100
DETACHED	600	600
OTHER	0	0
TOTAL	559,100	531,300



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
OPA	A 1.00	30 0.70	7X7		49	18.50	600

PHOTO 02/20/2018

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/20/2018	NF
LIST	2/27/2018	NF
REVIEW	11/15/2018	TD

BLDG COMMENTS

HATCH TO ATTIC

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,287	DETAIL ADJ	1.000
$NLA(RCN)	$303	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,978
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	2	SOFTWOOD	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	BMU	N	BSMT UNFINISHED	858		60.18	51,634
A	BAS	L	BASE AREA	858	1984	281.60	241,615
A	USF	L	UPPER STORY FIN	429	1984	189.44	81,270
B	WDK	N	WOOD DECK	170		39.98	6,797
	MST	O	MAS/METAL STACK	1		5,127.50	5,128

TOTAL RCN	390,421
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1984 / 39		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			$292,800