

Key: 6092

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.323

LEG
AL
LAND

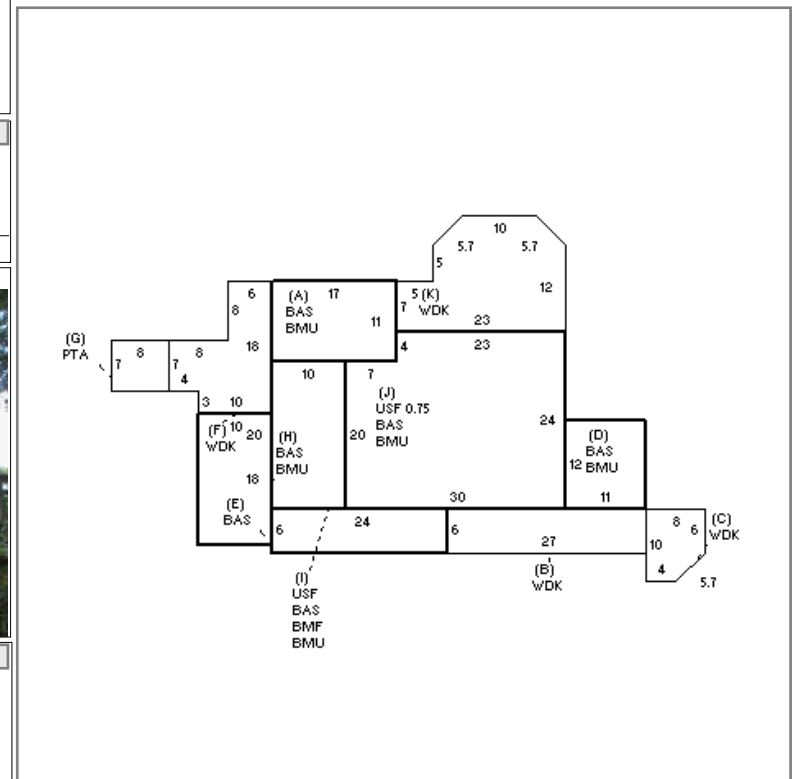
CURRENT OWNER				PARCEL ID				LOCATION			
BERZINIS STEPHEN M & MARY D 35 RANNEY LANE BREWSTER, MA 02631				24-30-0				35 RANNEY LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BERZINIS STEPHEN M & MARY				01/21/1986	XX	48,000	(105059)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
965	11/30/2017	77	SOLAR PANELS	16,500	06/14/2018	NF	100	100
		14	CYCLICAL GRO		10/17/2017	NF	100	100
578	07/31/2015	7	ALTERATIONS	1,700	05/10/2016	WFF	100	100
597	08/17/2012	7	ALTERATIONS	35,000	02/01/2013	SF	100	100
92	02/10/2012	7	ALTERATIONS	20,000	02/01/2013	SF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,200	12	1.00	12F 1.00 A	1.00	219,200	1.57	A	1.00	R03 1.00	246,270

TOTAL	31,200 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	246,300	232,300			
St Ind	LELAND/CRANE		BUILDING	499,300	471,500			
Infl	AVERAGE		DETACHED	3,200	3,200			
			OTHER	163,800	156,500			
			TOTAL	912,600	863,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BUILDING	CD	ADJ	DESC	MEASURE	10/17/2017	NF
MODEL	1		RESIDENTIAL	LIST	1/15/2008	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	6/28/2018	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
29 SOLAR PANELS

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YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	745,250	
NET AREA	2,254	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,391		63.96	88,965	CONDITION ELEM	CD	
\$NLA(RCN)	\$331	OVERALL	1.070	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	187	1986	284.33	53,170	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	717		46.14	33,081	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,168	1986	284.33	332,095	KITCHEN	V	
				FLOOR COVER	3	W/W CARPET	1.00	G	PTA	N	PATIO	56		24.34	1,363	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	H	BAS	L	BASE AREA	180	2002	284.33	51,180	HEAT/ELEC	A	
				HEATING/COOL	10	HOT/CL WATR	1.05	I	BMF	N	BSMT FINISH	200		47.47	9,495			
				FUEL SOURCE	2	GAS	1.00	+	USF	L	UPPER STORY FIN	719	1986	216.39	155,584			
										BMG	O	BSMT GARAGE	1		5,234.10	5,234		
										ODS	O	OUTDOOR SHOWER	1		2,842.50	2,843		
														EFF.YR/AGE	2003 / 20			
														COND	15 15 %			
														FUNC	0			
														ECON	18			
														DEPR	33 % GD 67			
														RCNLD	\$499,300			

