Key: 6131

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,365

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KOMAN STUART L TRUSTEE **54 JOHN WINGS LANE** **BREWSTER, MA 02631**	**23-47-0**	**54 JOHN WINGS LANE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KOMAN STUART L TRUSTEE	08/16/2022	F	100	35311-320
KOMAN STUART	12/21/2021	QS	1,850,000	34769-60
VEITCH BETTINA	01/07/2014	P	350,000	27923-217

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

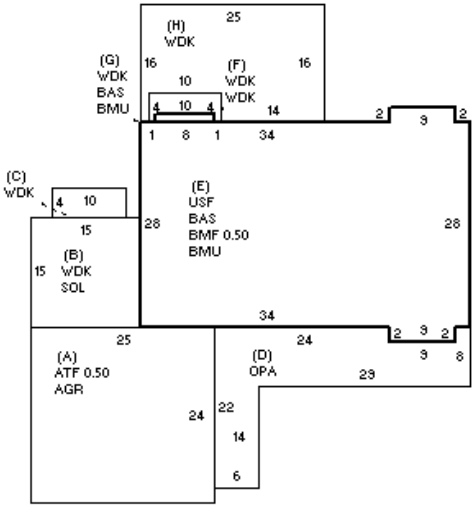
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
389	05/09/2022	7	ALTERATIONS	30,000	03/22/2023	TCK	100	100
282	04/06/2022	7	ALTERATIONS	20,000	03/22/2023	TCK	100	100
	12/21/2021	15	SALE REVIEW	1,850,000	06/13/2022	JMG	100	100
185	03/14/2016	7	ALTERATIONS	24,415	03/07/2017	NF	100	100
55	01/29/2016	1	NEW CONSTRUC	550,000	03/07/2017	NF	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,200	12 1.00	12E 1.00	A 1.00	416,480	1.74	A 1.00	PF4 1.90			452,040

TOTAL	27,200 SF	ZONING	RL	FRNT	0
Nbhd	NBHD 12	NOTE			
St Ind	CANOE POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	452,000	426,500
BUILDING	1,275,300	1,218,000
DETACHED	0	0
OTHER	0	0
TOTAL	**1,727,300**	**1,644,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/22/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	V	1.65	VERY GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/7/2017	NF
LIST	4/3/2017	NF
REVIEW	5/5/2023	MR

BLDG COMMENTS

ATTIC=PULL DOWN STAIRS
BMF=FAM RM/BATH (PER PLANS 3/22/2023

YEAR BLT	2016	SIZE ADJ	0.990
NET AREA	2,600	DETAIL ADJ	1.000
$NLA(RCN)	$527	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	4	1.00
FIXTURES	15	$34,749
GARAGE SPACES	2	1.00
% BSMT FIN	50	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	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	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
A	AGR	N	ATT GARAGE	600		66.91	40,147
A	ATF	N	ATTIC FINISH	300		135.84	40,753
B	SOL	N	SOLARIUM	225		204.83	46,086
+	WDK	N	WOOD DECK	697		69.15	48,201
D	OPA	N	OPEN PORCH	346		88.21	30,520
+	BMU	N	BSMT UNFINISHED	1,304		95.86	125,006
E	BMF	N	BSMT FINISH	648		66.32	42,977
+	BAS	L	BASE AREA	1,304	2016	434.87	567,071
E	USF	L	UPPER STORY FIN	1,296	2016	297.86	386,033
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		5,514.80	5,515
	ODS	O	OUTDOOR SHOWER	1		4,260.50	4,261

TOTAL RCN	1,371,318

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2016 / 7		
COND	7 7 %		
FUNC	0		
ECON	0		
DEPR	7	% GD	93
RCNLD	$1,275,300		