

Key: 625

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 646

LEGAL

LAND

DETACHED

BUILDING

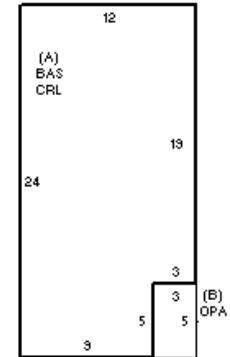
CURRENT OWNER		PARCEL ID	LOCATION		
LUTZKER JOSHUA & JESSICA 63 HILLSIDE ROAD BROOKLINE, MA 02445		79-32-0	45 DUNE ROAD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	131,000	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/27/2023	TCK
MODEL	1		RESIDENTIAL	LIST	2/27/2023	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/18/2024	EMZ
QUALITY	G+	1.45	GOOD + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	132,293		
NET AREA	273	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	CRL	N	BSMT CRAWL	273		42.26	11,538	CONDITION ELEM	CD		
\$NLA(RCN)	\$485	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	273	2022	418.61	114,282	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	15		69.60	1,044	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00									KITCHEN	A		
				FLOOR COVER	6	OTHER	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT/ELEC	A		
				HEATING/COOL	15	HTWT+DCTLS AC	1.01												
				FUEL SOURCE	3	ELECTRIC	0.95												
CAPACITY		UNITS	ADJ																
STORIES		1	1.00																
ROOMS		1	1.00																
BEDROOMS		0	1.00																
BATHROOMS		1	1.00																
FIXTURES		3	\$5,429																
GARAGE SPACES		0	1.00																
% BSMT FIN		0	1.00																
# 1/2 BATHS		0	1.00																
# OF UNITS		1	1.00																
																EFF.YR/AGE	2022 / 1		
																COND	1 1 %		
																FUNC	0		
																ECON	0		
																DEPR	1 % GD 99		
																RCNLD	\$131,000		