

Key: 6595

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.822

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RHOADS ABIGAIL P C/O MUNJAL AKASH & SHALAKA 2 LEXINGTON CIRCLE BEDFORD, MA 01730				12-71-0				6 SEAMANS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MUNJAL AKASH & SHALAKA				07/26/2024	QS	1,021,108	36489-104				
RHOADS ABIGAIL P				07/13/2018	T	80,000	31401-83				
RHOADS ABIGAIL P				07/27/2016	QS	432,000	29823-307				

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	%
24-180	02/28/2024	7	ALTERATIONS	7,100				0
FY24-8		13	SPLIT/SUB/LA		05/16/2023	JMG	100	100
SR22-31	07/21/2022	3	OUT BUILDING	5,500	05/07/2023	NMP	100	100
1032	11/16/2021	7	ALTERATIONS	201,600	03/23/2023	TCK	100	100
32	01/13/2017	5	OTHER	700	03/14/2017	NF	100	100

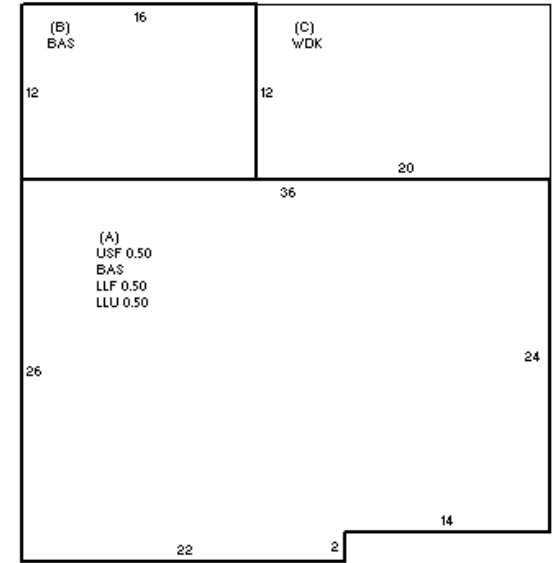
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	37,900	12	1.00	A	1.00	A	1.00	PF3	1.70		442,300

TOTAL	37,900 SF	ZONING	RR	FRNT	0	ASSESSED		CURRENT	442,300	PREVIOUS	417,300
Nbhd	NBHD 12	FY24 Combine 12-71-0 with 12-70-0 to remain 12-71-0 per Plan Bk 698 Pg 36				LAND		BUILDING	471,300	OTHER	5,000
St Ind	AVERAGE					DETACHED		OTHER	0	TOTAL	918,800
Infl	AVERAGE					PREVIOUS		TOTAL	872,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 12X10		120	21.39	2,100
SHF	A	1.00	01 1.00 12X12	2022	144	21.39	3,100



BUILDING	CD	ADJ	DESC	MEASURE	3/6/2008	JH
MODEL	1		RESIDENTIAL	LIST	3/23/2023	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	4/8/2023	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BLDG COMMENTS	
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YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	517,940	
NET AREA	2,008	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	454		92.00	41,768	CONDITION ELEM	CD	
\$NLA(RCN)	\$258	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	LLF	L	LOWER LEVEL FIN	454	1971	140.87	63,954	EXTERIOR	V	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	908	1971	269.13	244,369	INTERIOR	V
STORIES	1.5	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	454	1971	191.30	86,849	KITCHEN	V		
ROOMS	5	1.00	FLOOR COVER	1	HARDWOOD	1.00	B	BAS	L	BASE AREA	192	2021	269.13	51,673	BATHS	V		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	240		40.38	9,690	HEAT/ELEC	V		
BATHROOMS	1	1.00	HEATING/COOL	15	HTWT+DCTLS AC	1.01	F21	O	FPL 2S 1OP	1		10,455.50	10,456					
FIXTURES	5	\$6,695	FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488					
GARAGE SPACES	2	1.00																
% BSMT FIN	0	1.00																
# 1/2 BATHS	1	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2013 / 10	
																COND	10 10 %	
																FUNC	0	
																ECON	0	
																DEPR	9 % GD 91	
																RCNLD	\$471,300	