Key: 6608

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6,833

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GUAZZALOCA EDWARD F & GUAZZALOCA KATHLEEN S 76 GLENWOOD ROAD BREWSTER, MA 02631	10-10-0	76 GLENWOOD ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GUAZZALOCA EDWARD F &	09/15/1998	QS	157,900	11699-216
DION GEORGE L JR & BARBAR	12/27/1984	XX		4365-179

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	%
67	01/30/2015	7	ALTERATIONS	4,150	05/09/2016	WFF	100	100
616	07/12/2006	7	ALTERATIONS	2,500			100	100

LAND

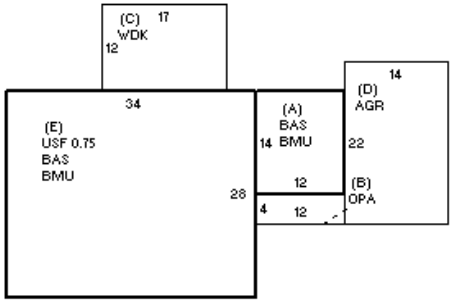
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,280	12 1.00	12Q 1.00	A 1.00	230,160	2.77	A 1.00	R04 1.05			223,480

TOTAL	15,280 SF	ZONING	RR	FRNT	0

Nbhd	NBHD 12
St Ind	SLOUGH
Infl	AVERAGE

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	223,500	210,800
BUILDING	396,100	374,100
DETACHED	2,800	2,800
OTHER	0	0
TOTAL	**622,400**	**587,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A 1.00	30 0.70			1	4,058.10	2,800

PHOTO 12/05/2017

BLDG COMMENTS

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	12/5/2017	NF
LIST	3/10/2008	JH
REVIEW	12/26/2017	TD

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,834	DETAIL ADJ	1.000
$NLA(RCN)	$300	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,555
GARAGE SPACES	1	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,120		59.29	66,401
+	BAS	L	BASE AREA	1,120	1973	266.59	298,580
B	OPA	N	OPEN PORCH	48		52.50	2,520
C	WDK	N	WOOD DECK	204		41.16	8,397
D	AGR	N	ATT GARAGE	308		44.35	13,660
E	USF	L	UPPER STORY FIN	714	1973	193.04	137,830
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN 550,137

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

EFF.YR/AGE 1977 / 46

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD $396,100