

Key: 662

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 684

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WASZAK ANGELA & JOHN 300 COMMERCIAL STREET APT 408 BOSTON, MA 02109				79-64-0				49 GRANDFATHERS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WASZAK ANGELA & JOHN				03/21/2023	QS	1,400,000	35690-261				
ARMOR PROPERTIES LLC				08/09/2022	B	1	35298-77				
ARMOR DAVID J & MARILYN S				12/12/2008	F	1	23309-303				

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	%
24-456	07/30/2024	7	ALTERATIONS	985,000				0
	03/21/2023	16	MLS REVIEW	1,400,000	04/09/2024	JMG	100	100
		14	CYCLICAL GRO		11/06/2020	JMG	100	100
		3	OUT BUILDING	2,525	03/01/2012	MR	100	100
583	10/17/2011	7	ALTERATIONS	6,800	07/02/2007	JH	100	100

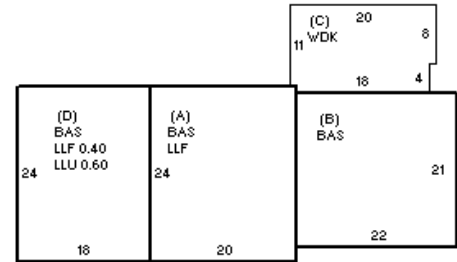
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,000	5	1.00	A	1.00	A	1.00	767,200	2.13	A	1.00	BA-	3.50			787,770

TOTAL	21,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 5	NOTE				LAND	787,800	743,200
St Ind	AVERAGE		BUILDING	376,000	319,200			
Infl	AVERAGE		DETACHED	1,900	1,900			
			OTHER	0	0			
						TOTAL	1,165,700	1,064,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X12	2011	96	22.01	1,900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/6/2020	JMG
MODEL	1		RESIDENTIAL	LIST	11/6/2020	JMG
STYLE	1	1.00	RANCH [100%]	REVIEW	11/6/2020	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,027	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOWER LEVEL FIN	653	1964	136.01	88,814
\$NLA(RCN)	\$244	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	912	1964	253.89	231,552
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	462	2004	253.90	117,300
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	235		40.38	9,488
				FLOOR COVER	1	HARDWOOD	1.00	D	LLU	N	LOWER LEVEL UNF	259		95.17	24,650
				INT FINISH	2	DRYWALL	1.00		F12	O	FPL 1S 2OP	1		9,757.20	9,757
				HEATING/COOL	9	WARM/CL AIR	1.03		ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	494,761
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	G
EFF.YR/AGE	1985 / 38
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$376,000