

Key: 680

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 699

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MUHLANGER ERICH & MICHELLE 1 CARL ROAD ARLINGTON, MA 02474				79-92-0				55 ANCHORS AWEIGH ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MUHLANGER ERICH & MICHELL				05/27/2022	O	770,000 (230080)					
ORTWEIN NANCIL				10/15/1996	A	100 (142324)					

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	%
687 NP	09/08/2022	7	ALTERATIONS	95,000	04/23/2024	NF	100	100
		12	CYCLICAL NON		10/03/2007	JH	100	100

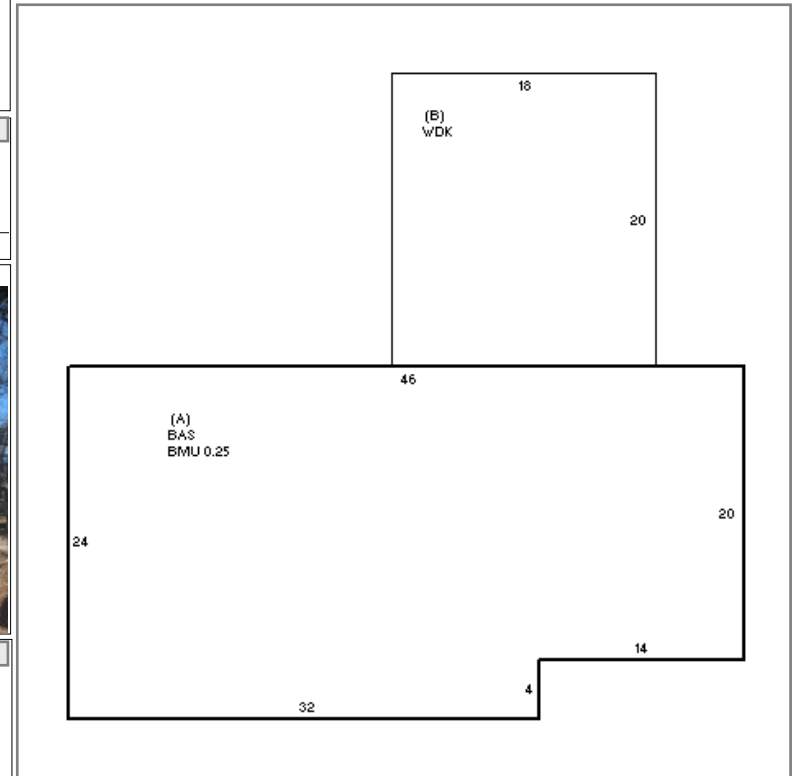
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,850 6	1.00	A	1.00	A	1.00	964,480	6.58	A	1.00	BG- 4.40	851,670

TOTAL	5,850 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	851,700	803,500
St Ind	AVERAGE		LAND	207,000	188,600			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,058,700	992,100

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/24/2023	TCK
MODEL	1		RESIDENTIAL	LIST	2/24/2023	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/18/2024	EMZ
QUALITY	L	0.75	LOW COST [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

UNIT

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,048	DETAIL ADJ	1.000
\$NLA(RCN)	\$247	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	3	\$3,159	
GARAGE SPACES	0	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	2	SOFTWOOD	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	BMU	N	BSMT UNFINISHED	262		54.15	14,186
A	BAS	L	BASE AREA	1,048	1950	211.64	221,804
B	WDK	N	WOOD DECK	360		31.75	11,431
	F11	O	FPL 1S 1OP	1		6,186.00	6,186
	ODS	O	OUTDOOR SHOWER	1		1,956.20	1,956

TOTAL RCN	258,722
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$207,000