Key: 6861

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,088

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MODZELEWSKI NORMA G TRUSTEE THE NORMA G MODZELEWSKI TRUST 10 DONAHUE ROAD BREWSTER, MA 02631	52-74-0	10 DONAHUE ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MODZELEWSKI NORMA G TRUS	04/09/2009	F	1	(188312)
MODZELEWSKI NORMA G	11/26/1993	QS	130,000	(132122)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

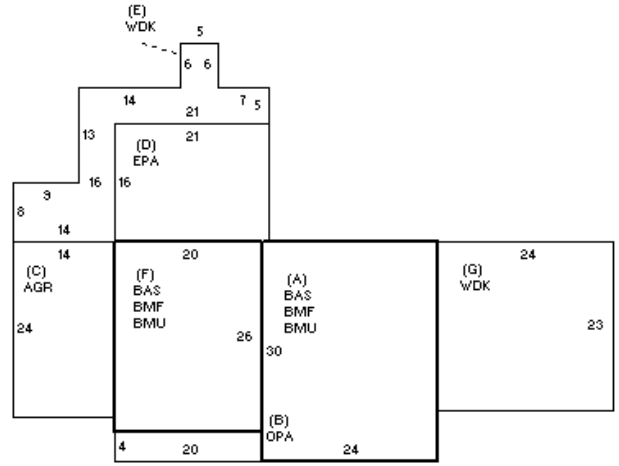
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1062	11/29/2021	7	ALTERATIONS	4,000	05/03/2022	TCK	100	100
		14	CYCLICAL GRO		08/08/2017	NF	100	100
1176	12/16/2016	7	ALTERATIONS	15,000	03/13/2017	NF	100	100
302	04/17/2014	7	ALTERATIONS	9,000	06/02/2015	MW	100	100
235	05/05/1998	2	ADD	30,500	07/22/1999	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,220	14 1.00	A 1.00	A 1.00	252,080	1.74	A 1.00	R03 1.15			273,660

TOTAL	27,220 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	273,700	280,600
BUILDING	392,400	375,500
DETACHED	0	0
OTHER	0	0
TOTAL	**666,100**	**656,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/03/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/8/2017	NF
LIST	6/19/2007	JH
REVIEW	5/23/2022	MR

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,240	DETAIL ADJ	1.000
$NLA(RCN)	$422	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	7	$9,373
GARAGE SPACES	0	1.00
% BSMT FIN	100	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	1	HARDWOOD	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	1,240		55.97	69,401
+	BMF	N	BSMT FINISH	1,240		33.77	41,877
+	BAS	L	BASE AREA	1,240	1984	253.90	314,830
B	OPA	N	OPEN PORCH	80		51.50	4,120
C	AGR	N	ATT GARAGE	336		43.51	14,618
D	EPA	N	ENCLOSED PORCH	336		70.48	23,681
+	WDK	N	WOOD DECK	864		40.38	34,885
	F11	O	FPL 1S 1OP	1		7,866.10	7,866
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	523,138

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

EFF.YR/AGE	1984 / 39		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$392,400		