

Key: 6954

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.180

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LAND

CURRENT OWNER					PARCEL ID					LOCATION						
LUSZCZ GREGORY & MARILYN R 53 WALDUN WAY BREWSTER, MA 02631					52-2-0					53 WALDUN WAY						
					TRANSFER HISTORY					DOS	T	SALE PRICE		BK-PG (Cert)		
					LUSZCZ GREGORY & MARILYN					06/26/1985	XX			4597-68		

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	%	
653	08/13/2013	2	ADD	325	08/21/2014	RJM	100	100	

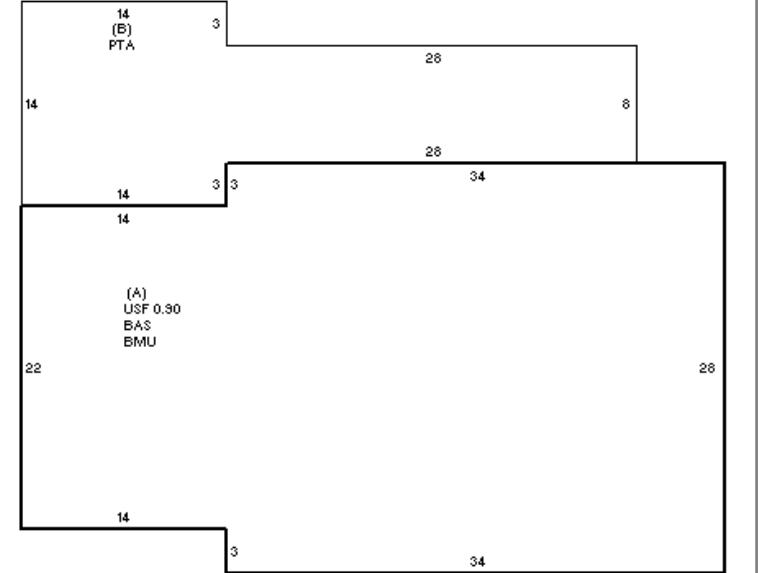
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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,200	14	1.00	A	1.00	A	1.00	252,080	2.20	A	1.00	R03	1.15			256,720

TOTAL	20,200 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS			
Nbhd	NBHD 14	N O T E							LAND	256,700	263,300
St Ind	AVERAGE		BUILDING	515,100	493,000						
Infl	AVERAGE		DETACHED	21,100	20,900						
			OTHER	0	0						
TOTAL						792,900	777,200				

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	G	1.20	20 0.80		648	38.96	20,200
SHF	A	1.00	50 0.50	8X10	80	22.01	900



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BUILDING	CD	ADJ	DESC	MEASURE	8/17/2017	REF
MODEL	1		RESIDENTIAL	LIST	8/17/2017	REF
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/1/2017	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	715,446																	
NET AREA	2,394	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,260		63.36	79,833																			
\$NLA(RCN)	\$299	OVERALL	1.060	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,260	1974	287.42	362,148																			
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	1,134	1974	205.62	233,170																			
				ROOF COVER	2	WD SHINGLE	1.01	B	PTA	N	PATIO	420		14.83	6,229																			
				FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 1OP	2			11,836.05	23,672																			
				INT FINISH	2	DRYWALL	1.00	ODS	O	OUTDOOR SHOWER	1			2,815.90	2,816																			
				HEATING/COOL	2	HOT WATER	1.00																											
				FUEL SOURCE	1	OIL	1.00																											
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