

Key: 6962

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.188

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CURRENT OWNER				PARCEL ID				LOCATION					
ALA-NISULA MAI TRUSTEE & C/O DESLAURIERS ANNALIISA & 156 DUNN ROAD ASHBURNHAM, MA 01430				52-5-0				50 WALDUN WAY					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				DES LAURIERS ANNALIISA & ALA-NISULA MAI TRUSTEE & ALA-NISULA ESKO A & MAI				04/17/2024	J	100	36317-217		
								11/04/2020	J	100	33435-234		
								09/17/1986	XX		5305-92		


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	%
23-754	07/12/2023	77	SOLAR PANELS	5,376	05/30/2024	TCK	100	100
738	09/27/2022	7	ALTERATIONS	2,500	03/16/2023	TCK	100	100
NP		12	CYCLICAL NON		04/27/2007	JH	100	100

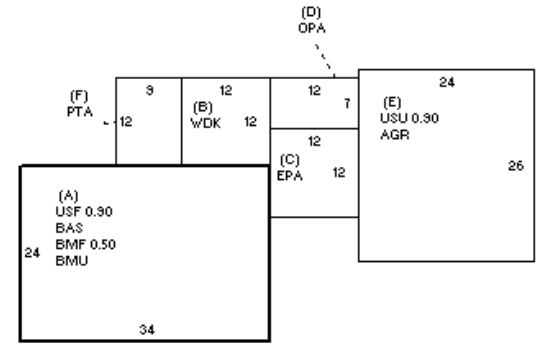
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CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,100	14	1.00	A	1.00	A	1.00	252,080	2.30	A	1.00	R03	1.15			254,360

TOTAL	19,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	254,400	260,800
St Ind	AVERAGE		BUILDING	371,800	351,100			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	626,200	611,900

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/12/2024
									



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BUILDING	CD	ADJ	DESC	MEASURE	8/17/2017	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	8/17/2017	EST	11 SOLAR PANELS
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/12/2024	EMZ	
QUALITY	A	1.00	AVG [100%]				
FRAME	1	1.00	WD FRAME [100%]				

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	509,323	
NET AREA	1,550	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		59.00	48,144	CONDITION ELEM	CD	
\$NLA(RCN)	\$329	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH	408		40.34	16,457	EXTERIOR	A	
				ROOF SHAPE	3	GAMBREL	1.00	A	BAS	L	BASE AREA	816	1979	276.08	225,281	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	734	1979	183.85	134,944	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00	B	WDK	N	WOOD DECK	144		39.20	5,645	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	C	EPA	N	ENCLOSED PORCH	144		80.50	11,592	HEAT/ELEC	A	
				HEATING/COOL	5	ELECTRIC BB	1.00	D	OPA	N	OPEN PORCH	84		50.00	4,200			
				FUEL SOURCE	3	ELECTRIC	0.95	E	AGR	N	ATT GARAGE	624		37.07	23,129			
									E	USU	N	UPPER STORY UNF	562		56.43	31,714		
									F	PTA	N	PATIO	108		15.90	1,717		

EFF.YR/AGE	1979 / 44
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$371,800