Key: 7034

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,262

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VOZIKIS THEODORE & BARBARA JEAN 85 MILL STREET BURLINGTON, MA 01803	52-13-0	122 PINE BLUFF ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VOZIKIS THEODORE & BARBAR	07/09/2021	QS	460,000	34282-303
LUHMANN CARRIE B	07/29/2016	H		29829-85
LUHMANN BRITON C & CARRIE	06/18/1999	QS	127,000	12348-312

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

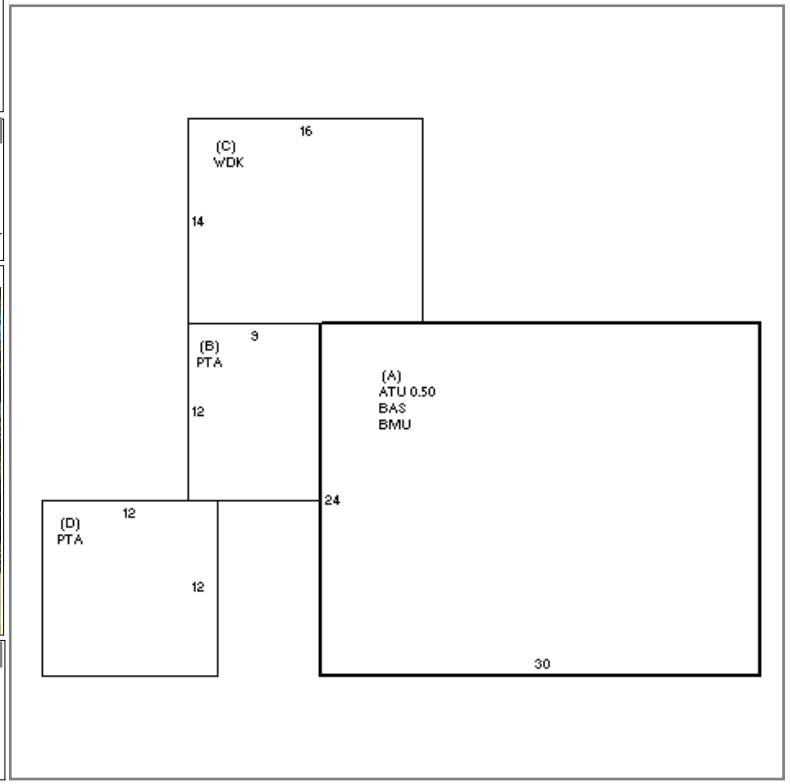
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	07/09/2021	15	SALE REVIEW	460,000	04/13/2022	JMG	100	100
134	02/20/2013	7	ALTERATIONS	1,300	08/20/2014	RJM	100	100
NP		12	CYCLICAL NON		04/26/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,000	14 1.00	A 1.00	A 1.00	252,080	2.66	A 1.00	R03 1.15			246,710

TOTAL	16,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 14	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	246,700	253,000
BUILDING	220,600	211,100
DETACHED	3,900	3,900
OTHER	0	0
TOTAL	**471,200**	**468,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X8		64	22.01	700
HTB	A 1.00	20 0.80			1	4,058.10	3,200

PHOTO 08/09/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	8/9/2017	NF
LIST	6/14/2007	JH
REVIEW	4/13/2022	JMG

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	720	DETAIL ADJ	1.000
$NLA(RCN)	$425	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,978
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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		63.55	45,756
A	BAS	L	BASE AREA	720	1966	296.69	213,615
A	ATU	N	ATTIC UNF	360		54.47	19,609
B	PTA	N	PATIO	108		16.22	1,751
C	WDK	N	WOOD DECK	224		39.98	8,957
D	PTA	N	PATIO	144		16.22	2,336
	F21	O	FPL 2S 1OP	1		10,354.00	10,354

TOTAL RCN 306,355

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

EFF.YR/AGE 1977 / 46

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD $220,600