

Key: 7071

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.299

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BHOSAREKAR KETAN & BHOSREKAR NIKHIL 317 OLD LANCASTER ROAD SUDBURY, MA 01776				52-150-0				9 DRIFTWOOD LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BHOSAREKAR KETAN & BHOSRE RUDIAK JOHN P				10/29/2020	QS	465,000	33413-1				
RUDIAK JOHN P & HOLLY M				06/20/2017	DC		30570-224				
				06/20/2008	QS	337,500	22994-161				

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	%
570	06/16/2021	7	ALTERATIONS	4,400	05/03/2022	TCK	100	100
895	12/15/2020	7	ALTERATIONS	8,100	05/03/2022	TCK	100	100
	10/29/2020	15	SALE REVIEW	465,000	03/18/2021	JMG	100	100
		14	CYCLICAL GRO		08/16/2017	NF	100	100
		12	CYCLICAL NON			JH	100	100

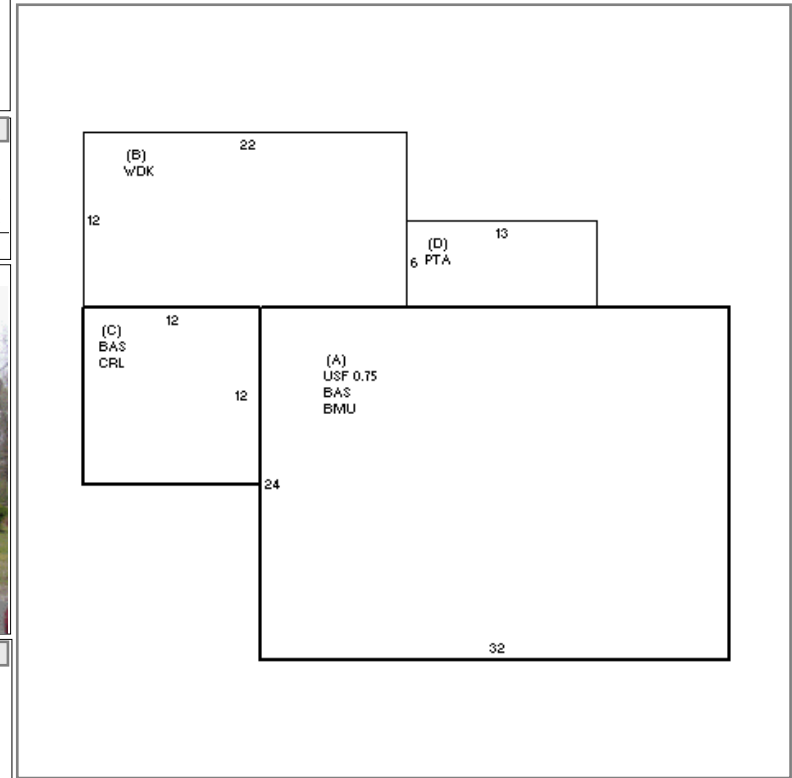
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	18,500	14	1.00	A	1.00	A	1.00	252,080	2.36	A	1.00	R03	1.15			252,780

TOTAL	18,500 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE	LAND	252,800	259,200	Building	341,800	322,900
St Ind	AVERAGE		Detached	9,000	8,900	Other	0	0
Infl	AVERAGE		TOTAL	603,600	591,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00	20 0.80 16X22		352	31.80	9,000	05/03/2022



BUILDING	CD	ADJ	DESC	MEASURE	8/16/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/16/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/23/2022	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,488	DETAIL ADJ	1.000
\$NLA(RCN)	\$310	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	\$10,920
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		65.42	50,242
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	912	1973	279.53	254,933
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1973	195.01	112,326
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	264		41.16	10,867
FLOOR COVER	1	HARDWOOD	1.00	C	CRL	N	BSMT CRAWL	144		31.88	4,591
INT FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	78		19.20	1,497
HEATING/COOL	9	WARM/CL AIR	1.03	F21	O	FPL 2S 1OP		1		10,658.60	10,659
FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE		1		3,282.30	3,282
				ODS	O	OUTDOOR SHOWER		1		2,535.80	2,536

TOTAL RCN	461,851
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	G

EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74

RCNLD	\$341,800
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