

Key: 7093

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.321

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
ROMASHKO DMITRY N & ALLA 81 FOTTER AVENUE LEXINGTON, MA 02420				52-135-0				34 ROSEMARY LANE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROMASHKO DMITRY N & ALLA				06/20/2016	QS	320,000	(209890)					
OLIVEIRA GARY R				05/28/2008	QS	315,000	(186068)					
MEOLI STEPHEN C				02/07/1995	H	100	(136340)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	14	1.00	A	1.00	A	1.00	R02	1.15		244,380

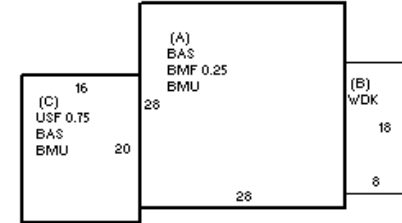
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
3	12/17/2008	2	ADD	24,800	04/14/2010	JH	100	100
NP		12	CYCLICAL NON		04/12/2007	JH	100	100
521	10/09/1996	5	OTHER	4,000			100	100
371	07/17/1996	7	ALTERATIONS	700			100	100

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TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 14	NOTE				LAND	244,400	250,600
St Ind	AVERAGE		LAND	310,200	296,900			
Infl	AVERAGE		DETACHED	15,500	15,300			
			OTHER	0	0			
						TOTAL	570,100	562,800

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X8		64	22.01	700
DGF	A	1.00	10 0.90 24X24	2009	576	28.49	14,800



BLDG COMMENTS

BMF=1RM Heat is Hot Water by Gas per new owner's sales report- 6/24/08cc

BUILDING	CD	ADJ	DESC	MEASURE	8/30/2017	NF
MODEL	1		RESIDENTIAL	LIST	8/30/2017	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	11/7/2017	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$308	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$7,800	
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	+	BMU	N	BSMT UNFINISHED	1,104		56.46	62,335
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	196		40.34	7,906
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,104	1984	253.89	280,300
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	144		39.20	5,645
FLOOR COVER	1	HARDWOOD	1.00	C	USF	L	UPPER STORY FIN	240	1984	185.73	44,574
INT FINISH	2	DRYWALL	1.00		MST	O	MAS/METAL STACK	1		5,027.00	5,027
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	413,587
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	\$310,200