

Key: 7164

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.393

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
ERTEL SHARA R 37 HALCYON ROAD NEWTON, MA 02459				62-39-0				371 CROWELLS BOG ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ERTEL SHARA R				08/31/2020	DC	(211772)					
ERTEL STEVEN & SHARA R				01/03/2017	QS	1,980,000	(211772)				
BEDNARCZUK LEWIS F &				01/11/2016	F	(208503)					

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	%
695	07/30/2021	7	ALTERATIONS	1,000	04/14/2022	TCK	100	100
319	04/02/2021	77	SOLAR PANELS	16,250	04/14/2022	TCK	100	100
	12/14/2016	15	SALE REVIEW	1,980,000	06/06/2018	JMG	100	100
	05/08/2009	2	ADD	25,000	04/20/2010	JH	100	100
		2	ADD		10/08/2008	SAL	100	100

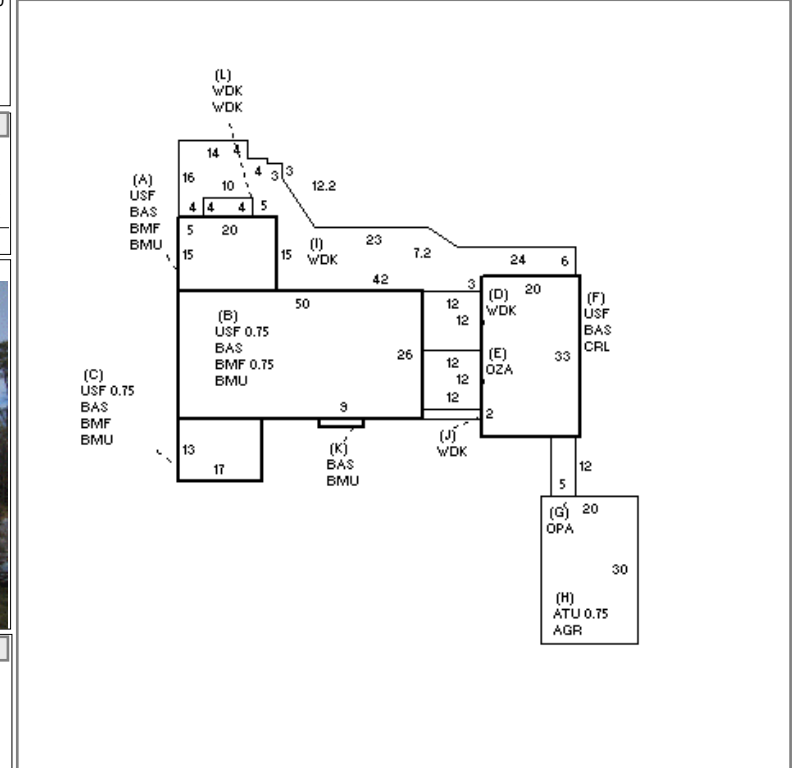
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	60,000	13	1.00	13F	1.00	A	1.00	767,200	1.00	A	1.00	PF4	3.50		1,061,720
300	A	0.663	13	1.00	13F	1.00	A	1.00	42,000	1.00	A	1.00	PF4	3.50		27,850

TOTAL	2.040 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	1,089,600	1,027,900
St Ind	CROWELL'S BOG					BUILDING	2,274,100	2,172,700
Infl	AVERAGE					DETACHED	9,500	9,400
						OTHER	0	0
						TOTAL	3,373,200	3,210,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.20	10 0.90	14X14	196	10.26	1,800
DDK	A	1.00	10 0.90	22X18	396	12.50	4,500
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BLDG COMMENTS
FULL BATH IN BMF
25 SOLAR PANELS



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BUILDING	CD	ADJ	DESC	MEASURE	2/17/2021	TCK
MODEL	1		RESIDENTIAL	LIST	8/7/2007	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	4/28/2022	MR
QUALITY	E	2.10	EXCELLENT [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,526.815
NET AREA	4,600	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,839		108.66	199,831		
\$NLA(RCN)	\$549	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,496		69.21	103,544		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,181	2002	483.54	571,064	EXTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,126	2002	318.93	359,120	INTERIOR	A
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,318	2002	483.54	637,308	KITCHEN	V
				INT FINISH	1	PLASTER	1.00	B	USF	L	UPPER STORY FIN	975	2002	318.94	310,962	BATHS	A
				HEATING/COOL	11	HTWT/CL AIR	1.05	+	WDK	N	WOOD DECK	1,178		85.44	100,649	HEAT/ELEC	A
				FUEL SOURCE	2	GAS	1.00	E	OZA	N	OPEN BREEZEWAY	144		101.56	14,625		
								F	CRL	N	BSMT CRAWL	660		61.69	40,713		
								G	OPA	N	OPEN PORCH	60		108.98	6,539		
								H	AGR	N	ATT GARAGE	600		82.67	49,601		
								H	ATU	N	ATTIC UNF	450		116.39	52,376		
								MST	O	MAS/METAL STACK	1		10,956.80	10,957			
								ODS	O	OUTDOOR SHOWER	1		5,263.70	5,264			

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

EFF.YR/AGE	2012 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$2,274,100
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