

Key: 7183

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.412

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FREEDMAN JAY & ELKIND STEPHANIE 117 HOMER STREET NEWTON CENTER, MA 02459				72-6-0				573 CROWELLS BOG ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FREEDMAN JAY & BOCCUZZI SALVATORE R TRUS				06/02/2014	QS	1,375,000	28178-282				
BOCCUZZI SALVATORE R & NA				06/29/2011	F	1	25536-163				
				10/02/1995	QS	162,500	9868-240				

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	%
24-537	06/26/2024	7	ALTERATIONS	42,150				0 0
23-938	09/11/2023	7	ALTERATIONS	70,000	05/21/2024	TCK	100	100
157	02/23/2022	7	ALTERATIONS	150,000	03/06/2023	TCK	100	100
80	01/26/2021	7	ALTERATIONS	110,000	04/14/2022	TCK	100	100
871	09/23/2016	7	ALTERATIONS	35,000	03/22/2017	NF	100	100

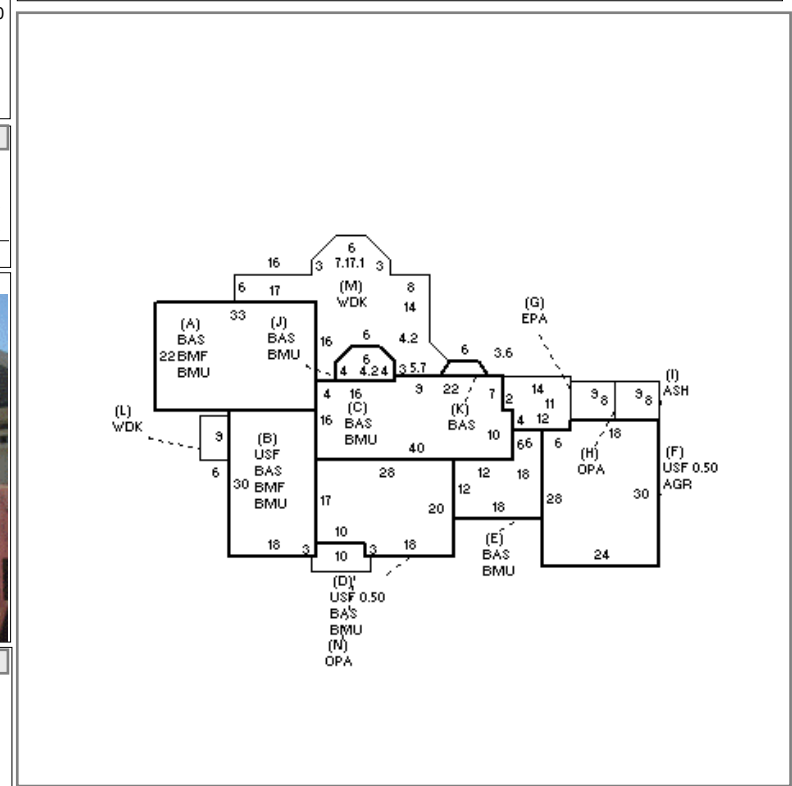
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	13F	1.00	A	1.00			767,200	1,061,720
300	A	0.253	13	1.00	13F	1.00	A	1.00	PF4	3.50	42,000	10,630

TOTAL	1.630 Acres				ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13				NOTE				LAND	1,072,400	1,011,700
St Ind	CROWELL'S BOG								BUILDING	1,776,900	1,637,600
Infl	AVERAGE								DETACHED	3,700	3,600
									OTHER	0	0
								TOTAL	2,853,000	2,652,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	10 0.90		1	4,058.10	3,700



BLDG COMMENTS
BMF= FAM RM, BATH (INFO @ DOOR 3/6/23)



BUILDING	CD	ADJ	DESC	MEASURE	3/5/2013	SF
MODEL	1		RESIDENTIAL	LIST	6/21/2001	LB
STYLE	4	1.02	CAPE [100%]	REVIEW	6/5/2024	EMZ
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,956	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,773		78.61	217,982
\$NLA(RCN)	\$478	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	1,266		56.15	71,086
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,159	2001	302.00	350,013
				ROOF COVER	1	ASPH/CMP SH	1.00	F	AGR	N	ATT GARAGE	708		63.48	44,942
				FLOOR COVER	1	HARDWOOD	1.00	G	EPA	N	ENCLOSED PORCH	146		137.86	20,127
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	138		85.63	11,817
				HEATING/COOL	11	HTWT/CL AIR	1.05	I	ASH	N	ATT SHED	72		47.90	3,449
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	2,797	2001	379.93	1,062,652
								+	WDK	N	WOOD DECK	700		67.13	46,992
									F21	O	FPL 2S 1OP	1		17,383.90	17,384
									GFP	O	GAS FIREPLACE	1		5,353.40	5,353
									ODS	O	OUTDOOR SHOWER	1		4,135.80	4,136

TOTAL RCN	1,890,360	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	V	
BATHS	E	
HEAT/ELEC	A	
EFF.YR/AGE	2017 / 6	
COND	6	6 %
FUNC	0	
ECON	0	
DEPR	6	% GD 94
RCNLD	\$1,776,900	