

Key: 7337

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.566

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION			
GLUZMAN BORIS & GLUZMAN EDWARD 40 JOHN STREET NEWTON, MA 02459		73-75-0		50 SHEEP POND CIRCLE			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		GLUZMAN BORIS & COLLINS JEAN K & COLLINS RAYMOND F & JEAN		04/03/2018 05/19/2015 07/11/1980	O F XX	502,125 1 28877-48 3122-243	31178-64

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 %
577	06/24/2019	7	ALTERATIONS	4,000	07/06/2020	MR	100 100
491	05/28/2019	7	ALTERATIONS	13,500	07/06/2020	MR	100 100
367	05/01/2018	7	ALTERATIONS	3,200	07/25/2019	NF	100 100
	04/03/2018	15	SALE REVIEW	502,125	03/11/2019	JMG	100 100
404	08/17/2010	7	ALTERATIONS	9,000	12/15/2010	MR	100 100

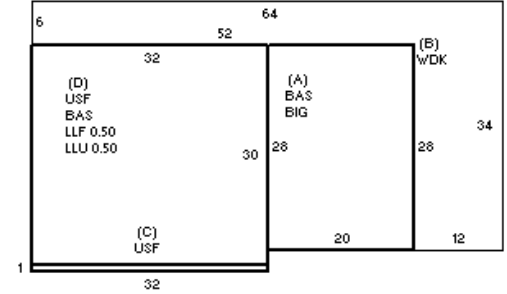
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,300	15 1.00	A 1.00	A 1.00	328,800	2.03	A 1.00	R04	1.50		341,360

TOTAL	22,300 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE				LAND	341,400	322,100
St Ind	AVERAGE		BUILDING	718,500	678,500			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL						1,059,900	1,000,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/11/2021	NF
MODEL	1		RESIDENTIAL	LIST	3/11/2021	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/9/2021	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
LLF=REC RM (PER PLANS 7/9/20)

G

YEAR BLT	1981	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	876,249		
NET AREA	2,992	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	560		57.24	32,052	CONDITION ELEM	CD		
\$NLA(RCN)	\$293	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	560	1981	284.11	159,104	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	720		46.10	33,195	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	992	1981	214.02	212,309	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00	D	LLU	N	LOWER LEVEL UNF	480		105.05	50,425	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	D	LLF	L	LOWER LEVEL FIN	480	1981	160.85	77,209	HEAT/ELEC	G		
				HEATING/COOL	9	WARM/CL AIR	1.03	D	BAS	L	BASE AREA	960	1981	284.12	272,751				
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		8,982.00	8,982					
								F21	O	FPL 2S 1OP	1		11,938.80	11,939					
								ODS	O	OUTDOOR SHOWER	1		2,840.30	2,840					
																		EFF.YR/AGE	1997 / 26
																		COND	18 18 %
																		FUNC	0
																		ECON	0
																		DEPR	18 % GD 82
																		RCNLD	\$718,500