

Key: 7358

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.588

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRONDYK WILLIAM H & LAURA 5 TANGLEWOOD ROAD BREWSTER, MA 02631				73-86-0				5 TANGLEWOOD ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRONDYK WILLIAM H & LAURA				12/21/2021	U	425,000	34771-269				
NEWTON ROBERT M				05/27/1988	XX	1 6281-147					

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	%
23-1313	03/01/2024	7	ALTERATIONS	5,000	05/21/2024	TCK	100	100
22-576	12/28/2022	1	NEW CONSTRUC		05/21/2024	TCK	100	100
	12/21/2021	15	SALE REVIEW	425,000	06/13/2022	JMG	100	100

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

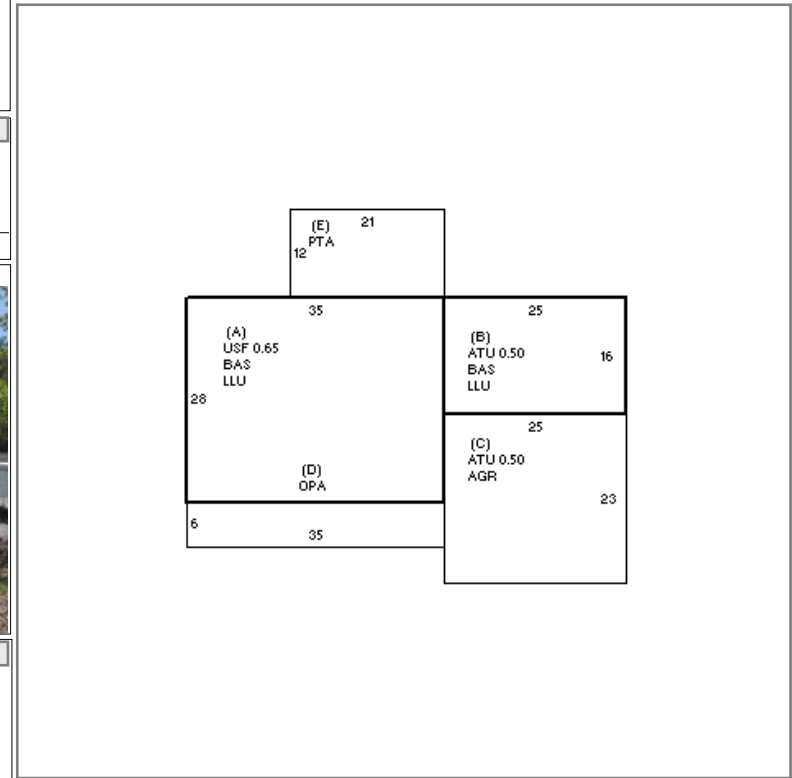
TOTAL	22,300 SF	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	N O T E	5 Tanglewood per FD 6/24/22 (formerly 0 Crowells Bog)			LAND	341,400	322,100
St Ind	AVERAGE		BUILDING	852,000	0			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,193,400</b>	<b>322,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/2/2023	TCK
MODEL	1		RESIDENTIAL	LIST	5/21/2024	TCK
STYLE	4	1.02	CAPE [100%]	REVIEW	6/5/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	860,650
NET AREA	2,017	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	LLU	N	LOWER LEVEL UNF	1,380		103.10	142,282		
\$NLA(RCN)	\$427	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,380	2022	330.06	455,488		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	637	2022	246.17	156,812		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	ATU	N	ATTIC UNF	200		71.50	14,301		
				FLOOR COVER	1	HARDWOOD	1.00	C	AGR	N	ATT GARAGE	575		50.79	29,202		
				INT FINISH	2	DRYWALL	1.00	C	ATU	N	ATTIC UNF	288		71.50	20,593		
				HEATING/COOL	16	FHA+DCTLS AC	1.01	D	OPA	N	OPEN PORCH	210		66.95	14,060		
				FUEL SOURCE	2	GAS	1.00	E	PTA	N	PATIO	252		19.16	4,828		
									GFP	O	GAS FIREPLACE	1		4,185.70	4,186		
									ODS	O	OUTDOOR SHOWER	1		3,233.70	3,234		



CAPACITY			UNITS	ADJ
STORIES		1.65	1.00	
ROOMS		6	1.00	
BEDROOMS		3	1.00	
BATHROOMS		2	1.00	
FIXTURES		9	\$15,666	
GARAGE SPACES		2	1.00	
% BSMT FIN		0	1.00	
# 1/2 BATHS		1	1.00	
# OF UNITS		1	1.00	

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

EFF. YR/AGE	2022 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99

RCNLD	\$852,000
-------	-----------