

Key: 7471

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.701

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LAND

CURRENT OWNER		PARCEL ID		LOCATION	
WOLEJKO VICTOR M & KELLEY M 42 KENT ROAD BREWSTER, MA 02631		95-55-0		42 KENT ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WOLEJKO VICTOR M & KELLEY		06/11/1996	S	109,000	10247-85
CAMPELLO INVESTMENT CORP		03/19/1996	L	105,000	10106-321


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 %
215	04/11/2008	12 2	CYCLICAL NON ADD	100,000	02/26/2013 03/12/2009	SF JH	100 100

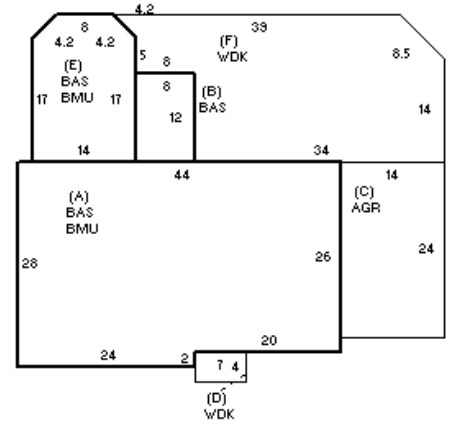
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	13	1.00	A	219,200	2.82	A	1.00	R03	1.00	212,500

TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	212,500	200,500
St Ind	AVERAGE		BUILDING	477,600	456,600			
Infl	AVERAGE		DETACHED	2,800	2,700			
			OTHER	0	0			
						TOTAL	692,900	659,800

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/16/2020
SHF	A	1.00	50 0.50		96	22.01	1,100		
PTD	A	1.00	20 0.80		260	8.10	1,700		



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BUILDING	CD	ADJ	DESC	MEASURE	10/16/2020	TCK
MODEL	1		RESIDENTIAL	LIST	7/7/2003	JB
STYLE	1	1.00	RANCH [100%]	REVIEW	10/20/2020	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	568,572
NET AREA	1,559	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,463		57.89	84,695		
\$NLA(RCN)	\$365	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,192	1984	265.73	316,746		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	367	2008	265.73	97,522		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	336		46.46	15,611		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	759		43.12	32,728		
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 10P	1		8,400.70	8,401		
				HEATING/COOL	2	HOT WATER	1.00										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY			UNITS	ADJ													
STORIES	1	1.00															
ROOMS	7	1.00															
BEDROOMS	4	1.00															
BATHROOMS	3	1.00															
FIXTURES	9	\$12,870															
GARAGE SPACES	1	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	0	1.00															
# OF UNITS	1	1.00															

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

EFF. YR/AGE	2001 / 22
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84

RCNLD	\$477,600
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