Key: 7545

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7,771

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NIEZGODA TROY & SAMANTHA 1250 LONG POND ROAD BREWSTER, MA 02631	95-187-0	197 MACLEAN ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NIEZGODA TROY & SAMANTHA	10/18/2021	P	108,500	34581-118
ROSSI JONATHAN	10/18/2021	F	1	34581-116
ROSSI JONATHAN	10/13/2021	F	1	34564-100

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

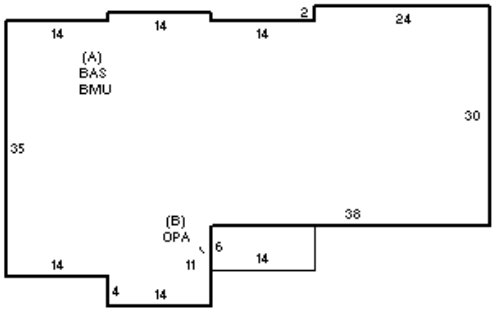
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-162	02/21/2024	9	HVAC	20,000			0	0
23-710	07/20/2023	1	NEW CONSTRUC	560,000	05/24/2024	TCK	50	80
		0	N/A		06/10/2020	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,000	13 1.00	A 1.00	A 1.00	219,200	1.50	A 1.00	R03 1.00			249,900

TOTAL	33,000 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	249,900	117,900
BUILDING	339,100	0
DETACHED	0	0
OTHER	0	0
TOTAL	**589,000**	**117,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/06/2024

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/24/2024	TCK
LIST	5/24/2024	EST
REVIEW	6/6/2024	EMZ

BLDG COMMENTS

INTERIOR ESTIMATED PER PLANS 7/29/20.24

YEAR BLT	2023	SIZE ADJ	1.000
NET AREA	2,162	DETAIL ADJ	1.000
$NLA(RCN)	$314	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	$13,256
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/CL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	2,162		54.01	116,775
A	BAS	L	BASE AREA	2,162	2023	251.36	543,432
B	OPA	N	OPEN PORCH	84		56.65	4,759

TOTAL RCN 678,222

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

EFF.YR/AGE 2023 / 0

COND	0	0 %	
FUNC	50	UC	
ECON	0		
DEPR	50	% GD	50

RCNLD $339,100