

Key: 7549

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.775

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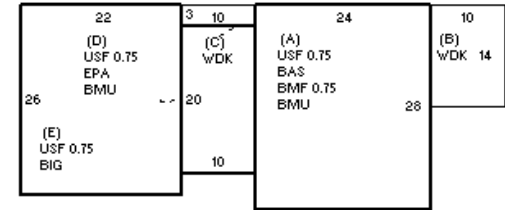
| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| ZELINSKI MARK A & DAPHNE J<br>81 MACLEAN ROAD<br>BREWSTER, MA 02631 |  |  |  | 95-183-0   |    |            |              | 81 MACLEAN ROAD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| ZELINSKI MARK A & DAPHNE  |  |  |  | 03/25/1997 | QS | 28,000     | 10665-065    |                 |  |  |  |

| 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    | %   |
| 422    | 07/30/2008 | 1             | NEW CONSTRUC | 75,000 | 04/22/2010 | JH | 100    | 100 |
| 518    | 09/01/2004 | 3             | OUT BUILDING | 1,400  |            |    | 100    | 100 |
|        |            | 12            | CYCLICAL NON |        | 09/17/2003 | TG | 100    | 100 |
| 515    | 09/25/1998 | 5             | OTHER        | 5,625  | 07/15/1999 | JB | 100    | 100 |
| 226    | 04/30/1998 | 5             | OTHER        | 3,000  | 07/15/1999 | JB | 100    | 100 |

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| TOTAL  | 33,600 SF | ZONING           | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|------------------|----|------|---|----------|---------|----------|
| Nbhd   | NBHD 13   | N<br>O<br>T<br>E |    |      |   | LAND     | 251,200 | 237,000  |
| St Ind | AVERAGE   |                  |    |      |   | BUILDING | 539,100 | 509,300  |
| Infl   | AVERAGE   |                  |    |      |   | DETACHED | 900     | 900      |
|        |           |                  |    |      |   | OTHER    | 0       | 0        |
|        |           |                  |    |      |   | TOTAL    | 791,200 | 747,200  |

| TY  | QUAL | COND | DIM/NOTE    | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 15 0.85 6X8 | 2004 | 48    | 22.94     | 900   |



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| BUILDING | CD | ADJ  | DESC            | MEASURE | 11/10/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL     | LIST    | 11/10/2020 | EST |
| STYLE    | 4  | 1.02 | CAPE [100%]     | REVIEW  | 12/23/2020 | MR  |
| QUALITY  | A+ | 1.20 | AVG + [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WD FRAME [100%] |         |            |     |

BLDG COMMENTS  
IN-LAW APT  
BMF=FAM RM  
INFO @ DOOR 11/10/20

| YEAR BLT   | 1998  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS      | YB      | ADJ PRICE      | RCN       | TOTAL RCN      | 641,746 |  |  |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|------------|---------|----------------|-----------|----------------|---------|--|--|
| NET AREA   | 1,755 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | BMU | N | BSMT UNFINISHED | 872        |         | 72.22          | 62,972    | CONDITION ELEM | CD      |  |  |
| \$NLA(RCN) | \$366 | OVERALL    | 1.020 | EXT COVER    | 1  | WD SHINGLE  | 1.00 | A | BMF | N | BSMT FINISH     | 504        |         | 49.37          | 24,883    | EXTERIOR       | A       |  |  |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | A | BAS | L | BASE AREA       | 672        | 1998    | 356.03         | 239,249   | INTERIOR       | A       |  |  |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | A | USF | L | UPPER STORY FIN | 504        | 1998    | 215.84         | 108,785   | KITCHEN        | A       |  |  |
|            |       |            |       | FLOOR COVER  | 2  | SOFTWOOD    | 1.00 | + | WDK | N | WOOD DECK       | 170        |         | 47.98          | 8,157     | BATHS          | A       |  |  |
|            |       |            |       | INT FINISH   | 1  | PLASTER     | 1.00 | D | EPA | N | ENCLOSED PORCH  | 200        |         | 93.61          | 18,721    | HEAT/ELEC      | A       |  |  |
|            |       |            |       | HEATING/COOL | 2  | HOT WATER   | 1.00 | + | USF | L | UPPER STORY FIN | 579        | 2008    | 215.84         | 124,974   |                |         |  |  |
|            |       |            |       | FUEL SOURCE  | 1  | OIL         | 1.00 | E | BIG | N | BUILT-IN GARAGE | 572        |         | 59.57          | 34,071    |                |         |  |  |
|            |       |            |       |              |    |             |      |   |     |   |                 | KIT        | O       | XTRA KITCHEN   | 1         | 2,656.10       | 2,656   |  |  |
|            |       |            |       |              |    |             |      |   |     |   |                 | ODS        | O       | OUTDOOR SHOWER | 1         | 2,956.00       | 2,956   |  |  |
|            |       |            |       |              |    |             |      |   |     |   |                 | EFF.YR/AGE |         | 2001 / 22      |           |                |         |  |  |
|            |       |            |       |              |    |             |      |   |     |   |                 | COND       | 16 16 % |                |           |                |         |  |  |
|            |       |            |       |              |    |             |      |   |     |   |                 | FUNC       | 0       |                |           |                |         |  |  |
|            |       |            |       |              |    |             |      |   |     |   |                 | ECON       | 0       |                |           |                |         |  |  |
|            |       |            |       |              |    |             |      |   |     |   |                 | DEPR       | 16      | % GD           | 84        |                |         |  |  |
|            |       |            |       |              |    |             |      |   |     |   |                 | RCNLD      |         |                | \$539,100 |                |         |  |  |