

Key: 7592

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.817

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------------|--|------------------------|--|--|--|
| ARTHUR TARA 58 WHISPER DRIVE WORCESTER, MA 01609 | | | | 108-20-0 | | | | 94 THOUSAND OAKS DRIVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| ARTHUR TARA | | | | 08/18/2021 | H | 556,000 (227286) | | | | | |
| DUBAY MICHAEL M | | | | 01/06/1984 | XX | 67,500 (94992) | | | | | |

| 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 | % |
| 641 | 07/15/2021 | 7 | ALTERATIONS | 3,000 | 04/15/2022 | TCK | 100 | 100 |
| 373 | 06/19/2002 | 12 | CYCLICAL NON | 6,500 | 05/06/2013 | SF | 100 | 100 |
| 282 | 08/31/1990 | 7 | ALTERATIONS | | | | 100 | 100 |
| | | 1 | NEW CONSTRUC | | 01/01/1994 | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 32,453 | 13 | 1.00 | A | 1.00 | A | 1.00 | 219,200 | 1.52 | A | 1.00 | R02 | 1.00 | | | 248,960 |

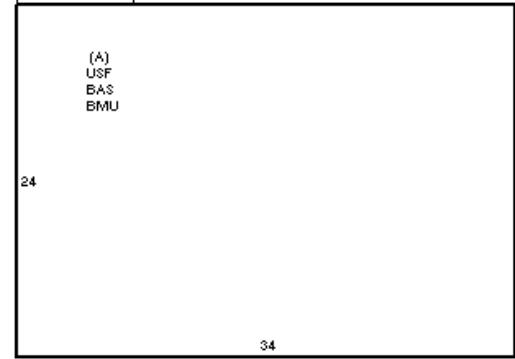
| TOTAL | 32,453 SF | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | NBHD 13 | NOTE | | | | LAND | 249,000 | 234,900 |
| St Ind | AVERAGE | | LAND | 384,500 | 363,100 | | | |
| Infl | AVERAGE | | DETACHED | 3,100 | 3,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 636,600 | 601,100 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| PTD | A | 1.00 | 20 0.80 24X24 | 2000 | 576 | 6.75 | 3,100 |



BLDG COMMENTS
INFO @ DOOR (12/31/20)

(B) PTA 8
10



| BUILDING | CD | ADJ | DESC | MEASURE | 12/31/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/31/2020 | EST |
| STYLE | 5 | 1.05 | COLONIAL [100%] | REVIEW | 4/28/2022 | MR |
| QUALITY | + | 1.10 | PLUS AVE [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

| YEAR BLT | 1977 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,632 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 71.39 | 58,254 |
| \$NLA(RCN) | \$327 | OVERALL | 1.100 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 816 | 1977 | 334.06 | 272,590 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 816 | 1977 | 220.19 | 179,672 |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | B | PTA | N | PATIO | 80 | | 22.13 | 1,770 |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | F21 | O | O | FPL 2S 10P | 1 | | 12,282.70 | 12,283 |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |

| TOTAL RCN | 534,007 | CONDITION ELEM | CD |
|-----------|---------|----------------|------------|
| | | EXTERIOR | A |
| | | INTERIOR | A |
| | | KITCHEN | A |
| | | BATHS | A |
| | | HEAT/ELEC | A |
| | | EFF.YR/AGE | 1977 / 46 |
| | | COND | 28 28 % |
| | | FUNC | 0 |
| | | ECON | 0 |
| | | DEPR | 28 % GD 72 |
| | | RCNLD | \$384,500 |