

Key: 7688

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.916

LEG  
AL

CURRENT OWNER				PARCEL ID				LOCATION			
GUERMAN MICHAEL & TANYA 171 WALLIS ROAD BROOKLINE, MA 02467				97-125-0				457 THOUSAND OAKS DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GUERMAN MICHAEL & TANYA				12/07/2021	QS	707,000 (228485)					
WESTCOTT LORRAINE A TRUS				09/30/2005	F	1 (178093)					
WESTCOTT LORRAINE A				08/05/1999	DC	(DOC# 774,764)					

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	%
	12/07/2021	16	MLS REVIEW	707,000	06/14/2022	JMG	100	100
907	12/18/2020	7	ALTERATIONS	8,925	12/22/2020	MR	100	100
267	04/24/2020	7	ALTERATIONS	10,930	11/04/2020	TCK	100	100
58	01/29/2016	7	ALTERATIONS	2,400	04/04/2017	NF	100	100
		12	CYCLICAL NON		05/07/2013	SF	100	100

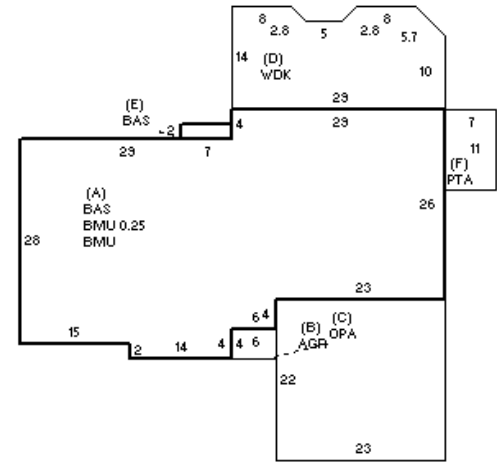
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,241	13	1.00	A	1.00	A	1.00	219,200	1.31	A	1.00	R02	1.00			265,090

DETAILED

TOTAL	40,241 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	265,100	250,100
St Ind	AVERAGE		LAND	477,000	456,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	742,100	706,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2020	TCK
MODEL	1		RESIDENTIAL	LIST	5/7/2013	SF
STYLE	1	1.00	RANCH [100%]	REVIEW	6/14/2022	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		

INDING

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	588,898	
NET AREA	1,632	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	2,023		52.44	106,084	CONDITION ELEM	CD	
\$NLA(RCN)	\$361	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	AGR	N	ATT GARAGE	506		42.67	21,591	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	24		55.00	1,320	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	D	WDK	N	WOOD DECK	384		43.12	16,558	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,632	1992	260.30	424,816	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	F	PTA	N	PATIO	77		20.11	1,549	HEAT/ELEC	A	
				HEATING/COOL	2	HOT WATER	1.00	F11	O		FPL 1S 10P	1		8,400.70	8,401			
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
FIXTURES		6	\$8,580															
GARAGE SPACES		2	1.00															
% BSMT FIN		25	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF. YR/AGE		1995 / 28																
COND		19	19 %															
FUNC		0																
ECON		0																
DEPR		19	% GD	81														
RCNLD				\$477,000														