

Key: 7702

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.930

LEG
AL
LAND

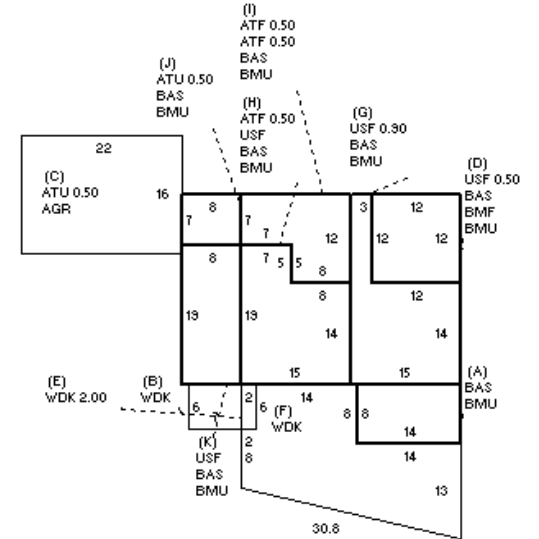
CURRENT OWNER				PARCEL ID				LOCATION			
SHAFRAN ADAM J & ANDREA R 23 KINGSBURY STREET NEEDHAM, MA 02492				96-101-0				106 QUASONS PATH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHAFRAN ADAM J & ANDREA R				08/15/2023	QS	710,000	(233702)				
COACHE FRANCES M				10/20/2017	QS	362,500	(214412)				
LARSEN EDNA C				12/04/2015	DC		(97753)				

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	%
24-436	06/24/2024	7	ALTERATIONS	48,000				0
24-308	04/18/2024	10	INGROUND POO	156,340				0
24-265	03/27/2024	7	ALTERATIONS	125,000				0
		30	ABATEMENT RE		11/16/2023	JMG	100	100
710	08/01/2019	7	ALTERATIONS	20,000	07/10/2020	TCK	100	100

DE
TA
CH
ED

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	29,537	13	1.00	A	1.00	A	1.00	219,200	1.63	A	1.00	R02	1.00		242,820

* -- Previous value excludes abatement.



BU
ILD
ING

TOTAL	29,534 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	242,800	229,100
St Ind	AVERAGE		LAND	537,800	502,700			
Infl	AVERAGE		BUILDING	1,000	1,000			
						OTHER	0	0
						TOTAL	781,600	732,800



BUILDING	CD	ADJ	DESC	MEASURE	11/16/2023	JMG
MODEL	1		RESIDENTIAL	LIST	11/16/2023	JMG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/16/2023	JMG
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
TIMBER FRAME, PROPANE FUEL, FIXTURE IN BMU

BL
IND
ING

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	663,965
NET AREA	1,790	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,100		67.08	73,786		
\$NLA(RCN)	\$371	OVERALL	1.080	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,100	1984	310.41	341,454		
CAPACITY				ROOF SHAPE	6	SALTBOX	1.00	+	WDK	N	WOOD DECK	467		46.57	21,748	EXTERIOR	A
STORIES	2	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	352		49.15	17,302	INTERIOR	A
ROOMS	6	1.00		FLOOR COVER	2	SOFTWOOD	1.00	C	ATU	N	ATTIC UNF	176		63.44	11,165	KITCHEN	V
BEDROOMS	2	1.00		INT FINISH	2	DRYWALL	1.00	D	BMF	N	BSMT FINISH	144		47.92	6,900	BATHS	G
BATHROOMS	2	1.00		HEATING/COOL	9	WARM/CL AIR	1.03	+	USF	L	UPPER STORY FIN	690	1984	218.41	150,704	HEAT/ELEC	A
FIXTURES	7	\$10,811		FUEL SOURCE	7	OTHER	1.00	H	ATF	N	ATTIC FINISH	123		91.48	11,252		
GARAGE SPACES	1	1.00						I	ATF	N	ATTIC FINISH	73		91.48	6,678		
% BSMT FIN	15	1.00						I	ATF	N	ATTIC FINISH	73		91.48	6,678		
# 1/2 BATHS	0	1.00						J	ATU	N	ATTIC UNF	28		63.43	1,776		
# OF UNITS	1	1.00						GFP	O		GAS FIREPLACE	1		3,713.70	3,714		

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

EFF.YR/AGE	1995 / 28
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$537,800
-------	-----------