

Key: 7725

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 7.953

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|------------------|--------------|
| FITZGERALD MICHAEL & LAURA 234 QUASONS PATH BREWSTER, MA 02631 | | 96-97-0 | | 234 QUASONS PATH | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| FITZGERALD MICHAEL & LAUR | | 08/14/2002 | A | 1 (166250) | |
| FITZGERALD MICHAEL R | | 11/01/2000 | A | 100 (159598) | |
| FITZGERALD MICHAEL R LAUR | | 02/07/1990 | QS | 229,000 (119754) | |

| 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 % |
| 583 | 09/08/2020 | 7 | ALTERATIONS | 15,600 | 10/26/2020 | TCK | 100 100 |
| 18 | 01/04/2019 | 7 | ALTERATIONS | 3,879 | 07/10/2020 | TCK | 100 100 |
| NP | | 12 | CYCLICAL NON | | 03/21/2007 | JH | 100 100 |

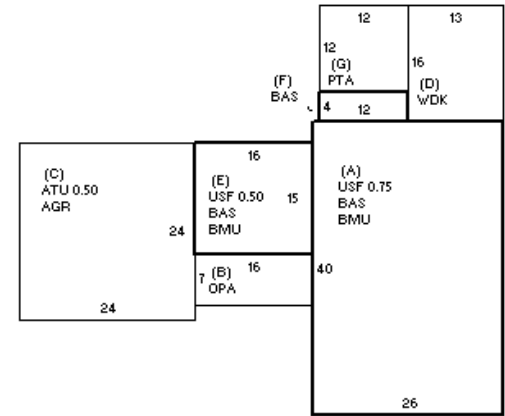
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|--------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 60,000 | 13 | 1.00 | A | 1.00 | A | 1.00 | 219,200 | 1.00 | A | 1.00 | R02 | 1.00 | | 303,350 |
| 300 | A | 0.013 | 13 | 1.00 | A | 1.00 | A | 1.00 | 12,000 | 1.00 | A | 1.00 | R02 | 1.00 | | 160 |

| TOTAL | 1.390 Acres | ZONING | RL | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | NBHD 13 | NOTE | | | | LAND | 303,500 | 286,300 |
| St Ind | AVERAGE | | BUILDING | 615,300 | 588,600 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 918,800 | 874,900 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/26/2020 | TCK |
|----------|----|------|-----------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/12/2007 | JH |
| STYLE | 4 | 1.02 | CAPE [100%] | REVIEW | 12/11/2020 | MR |
| QUALITY | A+ | 1.20 | AVG + [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |



| YEAR BLT | 1990 | SIZE ADJ | 1.000 |
|---------------|-------|------------|----------|
| NET AREA | 2,228 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$354 | OVERALL | 1.030 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 7 | 1.00 |
| BEDROOMS | | 4 | 1.00 |
| BATHROOMS | | 3 | 1.00 |
| FIXTURES | | 9 | \$14,461 |
| GARAGE SPACES | | 2 | 1.00 |
| % BSMT FIN | | 0 | 1.00 |
| # 1/2 BATHS | | 0 | 1.00 |
| # OF UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|----|---------------|------|
| FOUNDATION | 4 | FLR & WALL | 1.00 |
| EXT COVER | 2 | CLAPBOARD | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 15 | HTWT+DCTLS AC | 1.01 |
| FUEL SOURCE | 1 | OIL | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,280 | | 67.16 | 85,969 |
| + | USF | L | UPPER STORY FIN | 900 | 1990 | 224.92 | 202,426 |
| B | OPA | N | OPEN PORCH | 112 | | 61.80 | 6,922 |
| C | AGR | N | ATT GARAGE | 576 | | 46.88 | 27,003 |
| C | ATU | N | ATTIC UNF | 288 | | 66.00 | 19,008 |
| D | WDK | N | WOOD DECK | 208 | | 48.45 | 10,078 |
| + | BAS | L | BASE AREA | 1,328 | 1990 | 304.67 | 404,607 |
| G | PTA | N | PATIO | 144 | | 19.66 | 2,830 |
| | F21 | O | FPL 2S 1OP | 1 | | 12,546.60 | 12,547 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,984.90 | 2,985 |

| TOTAL RCN | 788,836 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |
| EFF.YR/AGE | 1990 / 33 |
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$615,300 |