

Key: 7775

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.003

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KUCZYNSKI PETER A & ANNE TRUSTEES PETER & ANNE KUCZYNSKI FAMILY TRUST PO BOX 2395 NORTH CONWAY, NH 03860				85-87-0				79 OLD FREEMANS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KUCZYNSKI PETER A & ANNE				12/29/2021	QS	750,000	34794-23				
SWANSON DARRYL				05/08/2001	A	100	13809-334				
SWANSON DARRYL &				12/10/1997	QS	20,000	11107-131				

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	%
938	12/13/2022	7	ALTERATIONS	120,000	05/20/2024	TCK	100	100
	12/29/2021	16	MLS REVIEW	750,000	06/13/2022	JMG	100	100
		14	CYCLICAL GRO		01/20/2021	TCK	100	100
879	12/10/2020	7	ALTERATIONS	6,000	01/20/2021	TCK	100	100
59	01/30/2012	2	ADD	8,000	08/18/2014	RJM	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,100	13	1.00	A	1.00	A	1.00	R03	1.00		231,250

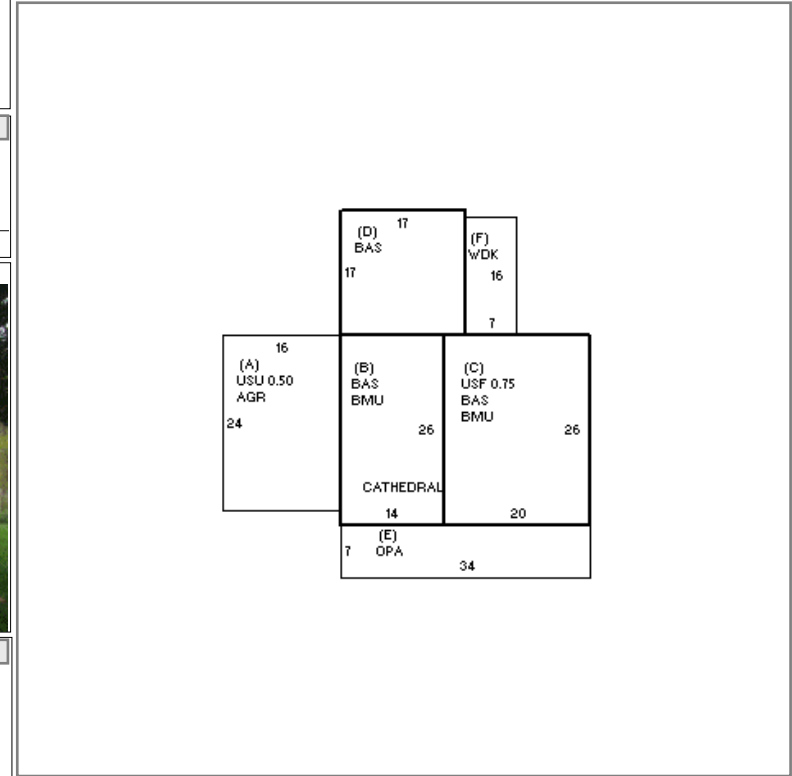
TOTAL	24,100 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	231,300	218,200
St Ind	AVERAGE		BUILDING	546,400	482,000			
Infl	AVERAGE		DETACHED	39,500	39,200			
			OTHER	0	0			
						<b>TOTAL</b>	<b>817,200</b>	<b>739,400</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12X10		120	21.39	2,300
DGF	A	1.00	15 0.85 26X15	2004	390	31.80	10,500
BBN	A	1.00	15 0.85 26X26	2004	676	41.30	23,700
OPA	A	1.00	15 0.85 11X9	2004	99	17.75	1,500
CPD	A	1.00	15 0.85 10X15	2004	150	11.75	1,500



BUILDING	CD	ADJ	DESC	MEASURE	1/20/2021	TCK
MODEL	1		RESIDENTIAL			
STYLE	4	1.02	CAPE [100%]	LIST	2/7/2013	MR
QUALITY	A+	1.20	AVG + [100%]	REVIEW	6/5/2024	EMZ
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INFO @ DOOR 3/9/23



YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	600,432			
NET AREA	1,563	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	AGR	N	ATT GARAGE	384		51.14	19,638	CONDITION ELEM	CD			
\$NLA(RCN)	\$384	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	USU	N	UPPER STORY UNF	192		69.75	13,392	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	884		72.92	64,465	INTERIOR	G			
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,173	1998	313.81	368,104	KITCHEN	G			
				FLOOR COVER	2	SOFTWOOD	1.00	C	USF	L	UPPER STORY FIN	390	2022	229.55	89,526	BATHS	G			
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	238		61.80	14,708	HEAT/ELEC	A			
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F	WDK	N	WOOD DECK	112		48.45	5,426					
				FUEL SOURCE	1	OIL	1.00	F21	O		FPL 2S 1OP	1		12,546.60	12,547					
								ODS	O		OUTDOOR SHOWER	1		2,984.90	2,985					
																		EFF.YR/AGE	2013 / 10	
																		COND	10 10 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	9 % GD	91
																		RCNLD	\$546,400	