Key: 7895

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,123

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOOKACH GREGORY & SUSAN 170 GREENLAND POND ROAD BREWSTER, MA 02631	83-43-0	170 GREENLAND POND ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOOKACH GREGORY & SUSAN	06/02/1972	XX	5,000	1642-185

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

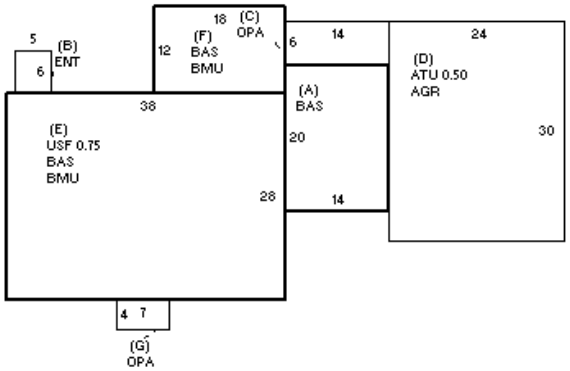
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
437	05/13/2021	7	ALTERATIONS	4,000	04/14/2022	TCK	100	100
693	08/13/2018	7	ALTERATIONS	4,800	07/22/2019	NF	100	100
1050	11/14/2016	7	ALTERATIONS	3,000	04/04/2017	NF	100	100
		12	CYCLICAL NON		05/19/2016	WFF	100	100
		12	CYCLICAL NON		03/15/2004	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,600	17 1.00	A 1.00	A 1.00	252,080	2.25	A 1.00	R05 1.15			255,100

TOTAL	19,602 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 17	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	255,100	240,700
BUILDING	542,900	512,500
DETACHED	5,300	5,200
OTHER	0	0
TOTAL	**803,300**	**758,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	A 1.00	50 0.50	18X20		360	10.85	2,000
SHF	G 1.20	20 0.80	12X14		168	24.92	3,300

PHOTO 04/14/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/19/2016	WFF
LIST	6/5/2003	TN
REVIEW	7/24/2019	EMZ

BLDG COMMENTS

DIRECT VENT GAS FIREPLACE

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,358	DETAIL ADJ	1.000
$NLA(RCN)	$320	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,752
GARAGE SPACES	0	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	1	WD SHINGLE	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,560	1973	271.04	422,825
B	ENT	N	ENCLOSED ENTRY	30		145.45	4,364
+	OPA	N	OPEN PORCH	112		56.10	6,283
D	AGR	N	ATT GARAGE	720		41.59	29,944
D	ATU	N	ATTIC UNF	360		59.91	21,569
+	BMU	N	BSMT UNFINISHED	1,280		60.97	78,040
E	USF	L	UPPER STORY FIN	798	1973	206.28	164,610
	F21	O	FPL 2S 1OP	1		11,389.40	11,389
	GFP	O	GAS FIREPLACE	1		3,507.40	3,507
	ODS	O	OUTDOOR SHOWER	1		2,709.60	2,710

TOTAL RCN	753,992

CONDITION ELEM	CD
EXTERIOR	G
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	$542,900		