

Key: 7937

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.165

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CURRENT OWNER				PARCEL ID				LOCATION			
MORVAI ANN M P O BOX 603 WINCHESTER, MA 01890				96-77-0				64 BEACH ROSE LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MORVAI ANN M				04/08/2005	QS	371,000	19704-342				
SMITH STEVEN L & JODI L				06/06/2000	QS	190,000	13054-241				
MCCONNELL CHARLES T				11/06/1995	H	100	9915-158				

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	%
23-1284	12/22/2023	7	ALTERATIONS	10,000	05/16/2024	TCK	100	100
370	04/29/2022	7	ALTERATIONS	3,958	03/03/2023	TCK	100	100
459	06/26/2012	7	ALTERATIONS	22,000	02/08/2013	MR	100	100
		12	CYCLICAL NON		09/18/2003	JB	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,710	13	1.00	A	1.00	A	1.00	219,200	2.07	A	1.00	R02	1.00			226,300

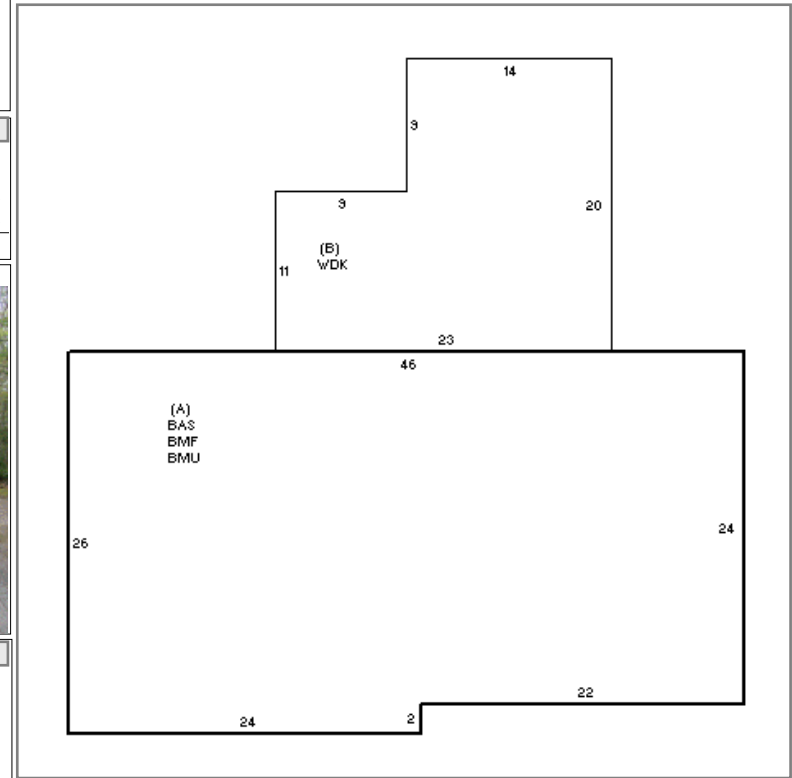
TOTAL	21,710 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	226,300	213,500			
St Ind	AVERAGE		BUILDING	309,700	292,600			
Infl	AVERAGE		DETACHED	600	600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>536,600</b>	<b>506,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	50 0.50 8X9		72	16.05	600



BUILDING	CD	ADJ	DESC	MEASURE	10/13/2020	TCK
MODEL	1		RESIDENTIAL	LIST	10/13/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	6/4/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS	INFO @ DOOR 10/13/20
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YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	402,170	
NET AREA	1,152	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,152		53.64	61,793	CONDITION ELEM	CD	
\$NLA(RCN)	\$349	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	1,152		32.37	37,286	EXTERIOR	A	
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	A	BAS	L	BASE AREA	1,152	1983	241.20	277,863	INTERIOR	G	
STORIES	1	1.00	ROOF COVER	1	1.00	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	379		37.24	14,114	KITCHEN	A	
ROOMS	6	1.00	FLOOR COVER	1	1.00	HARDWOOD	1.00									BATHS	A	
BEDROOMS	3	1.00	INT FINISH	2	1.00	DRYWALL	1.00									HEAT/ELEC	A	
BATHROOMS	3	1.00	HEATING/COOL	5	1.00	ELECTRIC BB	1.00											
FIXTURES	9	\$11,115	FUEL SOURCE	3	0.95	ELECTRIC	0.95											
GARAGE SPACES	0	1.00																
% BSMT FIN	100	1.00																
# 1/2 BATHS	0	1.00																
# OF UNITS	1	1.00																

EFF.YR/AGE	1987 / 36
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$309,700