

Key: 7963

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.191

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION					
BRZEZINSKI ANDREW & ASHLEY T & TAROKH VAHID TRUSTEE 85 HILLTOP ROAD CHESTNUT HILL, MA 02467										110-1-0				112 MOSS LANE					
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)						
BRZEZINSKI ANDREW & ASHLEY										01/29/2021	QS	1,021,000	33739-251						
CRONEN STEVEN J										06/01/2004	P	269,900	18664-253						
BACKUS MARGARET ROGEAN										02/07/2001	QS	80,000	13545-58						

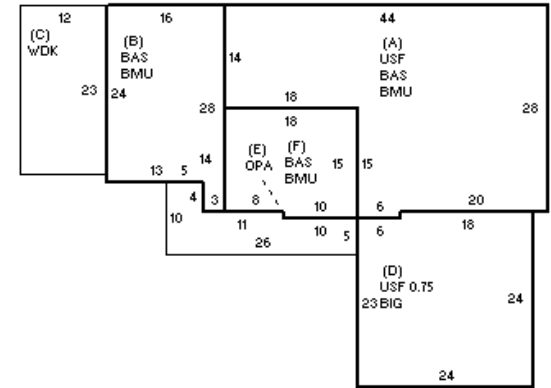
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1136	01/29/2021	15	SALE REVIEW	1,021,000	02/07/2022	JMG	100	100
	12/07/2016	5	OTHER	1,800	03/31/2017	NF	100	100
		12	CYCLICAL NON		04/19/2013	SF	100	100
50	02/10/2005	2	ADD	30,000	06/05/2006	JB	100	100
503	08/23/2004	1	NEW CONSTRUC	450,000	04/13/2005	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	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00						
300	A	0.107	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00						
TOTAL											1.484 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd											NBHD 13	NOTE	LAND	304,600	287,400			
St Ind											AVERAGE		BUILDING	971,800	928,300			
Infl											AVERAGE		DETACHED	0	0			
											OTHER		0	0				
TOTAL														1,276,400	1,215,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2020	TCK
MODEL	1		RESIDENTIAL	LIST	12/21/2020	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	2/7/2022	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
INFO @ DOOR (12/21/20)

G

YEAR BLT	2004	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,067,938	
NET AREA	3,058	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,644		70.38	115,709	CONDITION ELEM CD		
\$NLA(RCN)	\$349	OVERALL	1.080	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,644	2004	325.60	535,282	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,414	2004	221.99	313,887	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	276		53.94	14,886	KITCHEN	V	
				FLOOR COVER	1	HARDWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	570		66.96	38,165	BATHS	A	
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	166		68.80	11,420	HEAT/ELEC	A	
				HEATING/COOL	9	WARM/CL AIR	1.03	F12	O	O	FPL 1S 2OP	1		13,034.10	13,034			
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		8	1.00															
BEDROOMS		4	1.00															
BATHROOMS		3	1.00															
FIXTURES		14	\$25,553															
GARAGE SPACES		2	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		1	1.00															
# OF UNITS		0	1.00															
																EFF.YR/AGE	2013 / 10	
																COND	10 10 %	
																FUNC	0	
																ECON	0	
																DEPR	9 % GD 91	
																RCNLD	\$971,800	