

Key: 8115

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.333

LEGALS

| CURRENT OWNER | | PARCEL ID | LOCATION | | |
|---|--|------------|------------------------|------------|--------------|
| ZUBROWSKI DONNA L 527 SOUTH ORLEANS ROAD BREWSTER, MA 02631 | | 144-3-0 | 527 SOUTH ORLEANS ROAD | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| ZUBROWSKI DONNA L | | 09/20/2011 | QS | 232,000 | 25692-24 |
| MANGANARO THOMAS F & CARO | | 04/30/1986 | XX | | 5051-109 |

| 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 % |
| 1011 | 12/12/2013 | 7 | ALTERATIONS | 6,500 | 08/20/2014 | RJM | 100 100 |
| NP | | 12 | CYCLICAL NON | | 03/26/2007 | JH | 100 100 |
| 193 | 06/18/1990 | 2 | ADD | 19,500 | 03/14/1991 | | 100 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|--------|--------|----------|------|--------|-----|------|------------|-----------|
| 100 | S | 15,200 | 13 1.00 | A 1.00 | A 1.00 | 197,280 | 2.78 | A 1.00 | RM2 | 0.90 | | 191,440 |

| TOTAL | 15,200 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|-----------|--------|----------|---------|---------|--------------|----------------|----------------|
| Nbhd | NBHD 13 | NOTE | | | | LAND | 191,400 | 180,600 |
| St Ind | AVERAGE | | BUILDING | 266,700 | 251,800 | | | |
| Infl | AVERAGE | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 458,100 | 432,400 |

DETAILED

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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/26/2007 | JH |
|----------|----|------|-----------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/26/2007 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 3/28/2007 | SEJ |
| QUALITY | A | 1.00 | AVG [100%] | | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1971 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 375,695 | | |
|------------|-------|------------|-------|--------------|----|-------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 996 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 996 | | 60.77 | 60,527 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$377 | OVERALL | 1.030 | EXT COVER | 1 | WD SHINGLE | 1.00 | A | BAS | L | BASE AREA | 996 | 1971 | 274.21 | 273,110 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | PTA | N | PATIO | 385 | | 13.92 | 5,359 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | C | AGR | N | ATT GARAGE | 650 | | 38.18 | 24,816 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | F11 | O | FPL 1S 10P | 1 | | 7,866.10 | 7,866 | BATHS | A | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT/ELEC | A | | |
| | | | | HEATING/COOL | 9 | WARM/CL AIR | 1.03 | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1975 / 48 |
| | | | | | | | | | | | | | | | | | | COND | 29 29 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 29 % GD 71 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$266,700 |