Key: 8355

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8,595

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NOVAK THOMAS E & MARY KAY TRUSTEES NOVAK REALTY TRUST OF 2021 192 LANDING DRIVE BREWSTER, MA 02631	82-9-0	192 LANDING DRIVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NOVAK THOMAS E & MARY KAY	01/05/2022	F	1	(228791)
NOVAK THOMAS & MARY-KAY	07/30/2019	QS	670,000	(220098)
RICE PETER S & AMY ELLEN	09/26/1996	P	49,000	(142131)

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

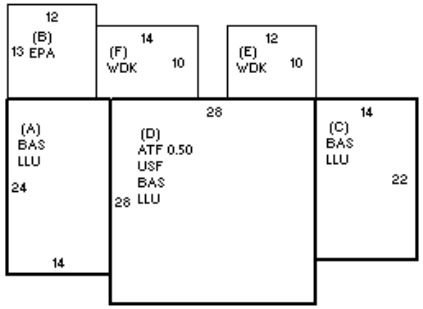
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	07/30/2019	16	MLS REVIEW	670,000	06/11/2020	JMG	100	100
661	08/08/2017	7	ALTERATIONS	16,000	06/06/2018	NF	100	100
		12	CYCLICAL NON		05/20/2016	WFF	100	100
39	01/15/2015	7	ALTERATIONS	2,400	04/21/2016	WFF	100	100
27	01/18/2011	7	ALTERATIONS	6,100	03/09/2012	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,400	17 1.00	A 1.00	A 1.00	295,920	1.33	A 1.00	R06 1.35			355,770

TOTAL	39,400 SF	ZONING	RR	FRNT	0
Nbhd	NBHD 17	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	355,800	335,700
BUILDING	582,400	556,200
DETACHED	5,500	5,400
OTHER	0	0
TOTAL	**943,700**	**897,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	01 1.00	8X8	2002	64	22.01	1,400
HTB	A 1.00	01 1.00			1	4,058.10	4,100

PHOTO 06/06/2018

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.05	COLONIAL [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/20/2016	WFF
LIST	6/20/2018	NF
REVIEW	6/11/2020	JMG

BLDG COMMENTS
WALK-UP ATTIC

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	2,212	DETAIL ADJ	1.000
$NLA(RCN)	$317	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,825
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	1,428		79.23	113,145
+	BAS	L	BASE AREA	1,428	1996	253.65	362,210
B	EPA	N	ENCLOSED PORCH	156		80.30	12,527
D	USF	L	UPPER STORY FIN	784	1996	193.04	151,344
D	ATF	N	ATTIC FINISH	392		80.85	31,693
+	WDK	N	WOOD DECK	260		41.16	10,702
	F21	O	FPL 2S 1OP	1		10,658.60	10,659
	ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	701,640

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1999 / 24		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD	$582,400		