

Key: 8362

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 8.602

LEGAL

LAND

DETACHED

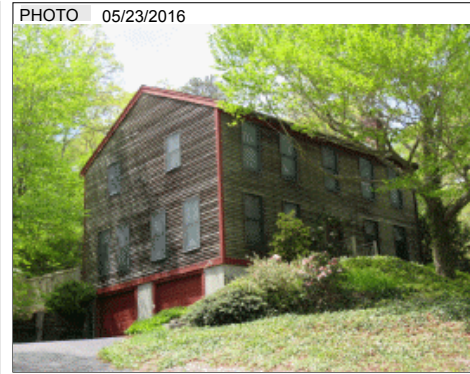
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FRISTENSKY WARREN C & JULIE D 45 VALLEY ROAD BREWSTER, MA 02631				82-17-0				45 VALLEY ROAD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FRISTENSKY WARREN C & JUL				01/12/2022	QS	686,000	(228851)					
OFFRINGA BARBARA				06/19/2015	F		(185897)					
OFFRINGA GREGORY & BARBAR				05/09/2008	QS	475,000	(185897)					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,400	17 1.00	A 1.00	A 1.00	295,920	2.37	A 1.00	R06	1.35		296,410

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	%
24-469	07/17/2024	7	ALTERATIONS	50,000				0 0
24-330	04/08/2024	9	HVAC	21,000				0 0
	01/12/2022	15	SALE REVIEW	686,000	01/23/2023	JMG	100	100
		12	CYCLICAL NON		05/23/2016	WFF	100	100
102	03/06/2003	5	OTHER	2,800			100	100

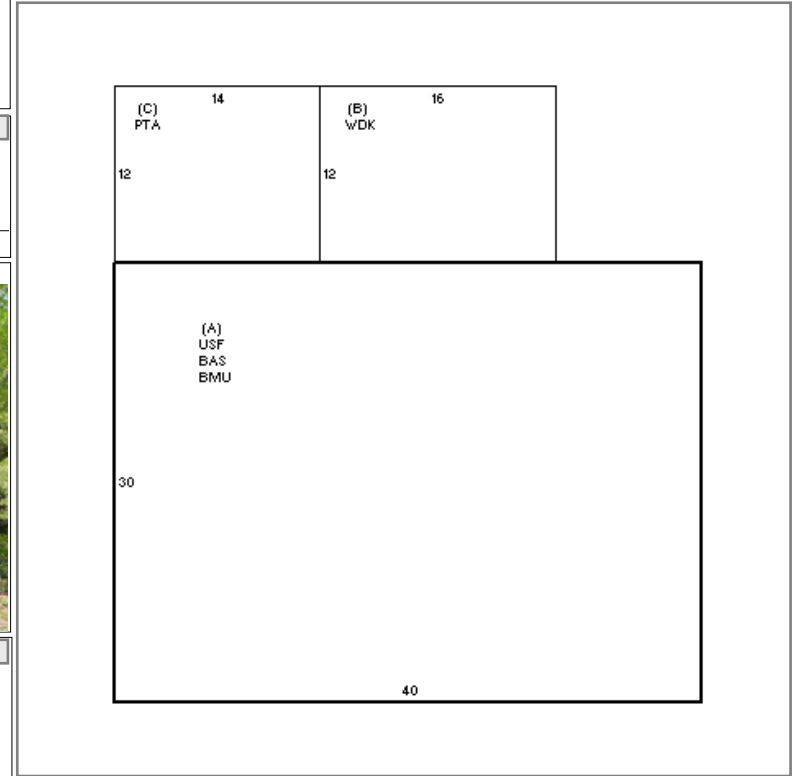
TOTAL	18,400 SF	ZONING		RR		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 17	NOTE	LAND	296,400	279,600					
St Ind	AVERAGE		BUILDING	503,900	482,000					
Infl	AVERAGE		DETACHED	0	0					
			OTHER	0	0					
			TOTAL	800,300	761,600					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2016	WFF
MODEL	1		RESIDENTIAL	LIST	4/5/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/23/2023	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,400	DETAIL ADJ	1.000
\$NLA(RCN)	\$273	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	\$10,920	
GARAGE SPACES	2	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,200		59.29	71,144
EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,200	1988	266.59	319,908
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,200	1988	185.16	222,194
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	192		41.16	7,902
FLOOR COVER	3	W/W CARPET	1.00	C	PTA	N	PATIO	168		15.86	2,665
INT FINISH	2	DRYWALL	1.00	BMG	O	O	BSMT GARAGE	2		3,248.20	6,496
HEATING/COOL	2	HOT WATER	1.00	F21	O	O	FPL 2S 1OP	1		10,658.60	10,659
FUEL SOURCE	2	GAS	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	654,423
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1988 / 35
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$503,900