

Key: 898

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 925

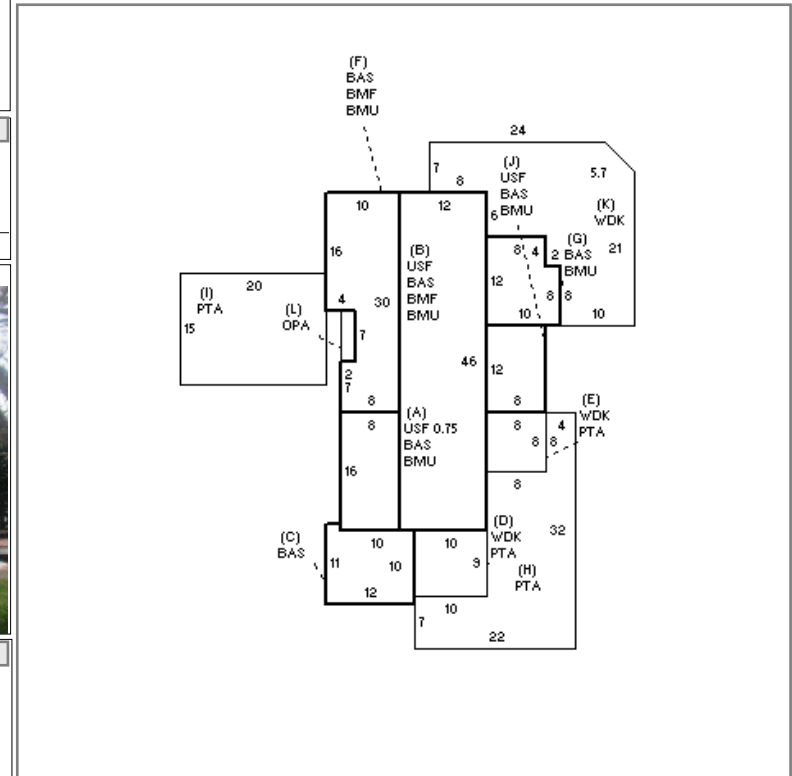
LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
KORN WILLIAM T TRUSTEE WILLIAM T KORN 1998 TRUST 41 WAMESIT ROAD WABAN, MA 02468				90-30-0				45 SCHOONER WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KORN WILLIAM T TRUSTEE				10/10/2023	QS	1,819,000	36026-10					
JEBENS PHILIPP & ANNE				09/05/2018	QS	1,148,500	31510-129					
NAUSET BAY LLC				03/05/2018	U	594,000	31118-113					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,000 6	1.00	A	1.00	A	1.00	A	1.00	BG-	4.40	879,590

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	%
SR23-50	12/22/2023	3	OUT BUILDING	8,000	04/24/2024	NF	100	100
	10/10/2023	15	SALE REVIEW	1,819,000	06/12/2024	JMG	100	100
	09/05/2018	16	MLS REVIEW	1,148,500	05/23/2019	JMG	100	100
	03/29/2018	15	SALE REVIEW		03/29/2018	JMG	100	100
752	09/19/2014	2	ADD	25,000	06/24/2015	MW	100	100

TOTAL	9,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE				LAND	879,600	829,800
St Ind	AVERAGE		BUILDING	763,200	721,100			
Infl	AVERAGE		DETACHED	2,400	0			
			OTHER	0	0			
						TOTAL	1,645,200	1,550,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 01 1.00	8X14	2024	112	21.39	2,400



BLDG COMMENTS
1 FULL BATH = 4 FIXTURES, EXTRA FIXTURE IN LAUNDRY RM

DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/29/2018	JMG
MODEL	1		RESIDENTIAL	LIST	3/29/2018	JMG
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	5/18/2024	EMZ
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	2,012	DETAIL ADJ	1.000
\$NLA(RCN)	\$379	OVERALL	0.980
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		9	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		11	\$18,218
GARAGE SPACES		0	1.00
% BSMT FIN		70	1.00
# 1/2 BATHS		0	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	+	BMU	N	BSMT UNFINISHED	1,146		71.93	82,437
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,268	2000	314.04	398,204
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	744	2000	234.22	174,262
ROOF COVER	1	ASPH/CMP SH	1.00	+	BMF	N	BSMT FINISH	810		45.35	36,737
FLOOR COVER	1	HARDWOOD	1.00	D	PTA	N	PATIO	90		23.30	2,097
INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	590		49.94	29,465
HEATING/COOL	9	WARM/CL AIR	1.03	E	PTA	N	PATIO	64		26.34	1,686
FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO	390		17.22	6,715
				I	PTA	N	PATIO	300		18.23	5,469
				L	OPA	N	OPEN PORCH	14		63.70	892
					GFP	O	GAS FIREPLACE	1		3,982.50	3,983
					ODS	O	OUTDOOR SHOWER	1		3,076.70	3,077

TOTAL RCN	763,241
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT/ELEC	V
EFF.YR/AGE	2023 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$763,200