

Key: 900

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 927

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
FRISSORA CHARLES TRUSTEE OF THE FRISSORA FAMILY REALTY TRUST C/O MIKE FRISSORA BOX 216 WATERTOWN, MA 02471										79-131-0				175 SEAWAY ROAD			
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)									
FRISSORA CHARLES TRUSTEE					05/07/2013	F	1 (200262)										
FRISSORA CHARLES					03/11/2013	F	1 (199810)										
FRISSORA MARY F TRUSTEE					02/04/2011	F	1 (193557)										

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	%
2022-13 NP 29	01/27/2004	13 12 2	SPLIT/SUB/LA CYCLICAL NON ADD	300,000	05/04/2021 10/15/2007 05/31/2005	JMG JH JB	100 100 100	100 100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	28,187	6	1.00	A	1.00	A	1.00	964,480	1.69	A	1.00	BG- 4.40		1,056,910

TOTAL	28,187 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE FY22 Combine with 79-137-0 to remain 79-131-0	LAND		1,056,900	997,100		
St Ind	AVERAGE		BUILDING		555,700	524,500		
Infl	AVERAGE		DETACHED		7,700	7,600		
			OTHER		0	0		
TOTAL					1,620,300	1,529,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 21X21		441	30.15	6,600
SHF	A	1.00	50 0.50 8 X 12		96	22.01	1,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	NF
MODEL	1		RESIDENTIAL	LIST	11/20/2020	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/8/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,714	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	1,108	1930	271.46	300,783
\$NLA(RCN)	\$341	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	+	BMU	N	BSMT UNFINISHED	1,606		62.59	100,525
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	826	1930	271.46	224,230
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	81		47.96	3,885
ROOMS	7	1.00		FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	263		61.18	16,091
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	780	2004	271.46	211,742
BATHROOMS	1	1.00		HEATING/COOL	9	WARM/CL AIR	1.03	E	ATU	N	ATTIC UNF	390		65.34	25,484
FIXTURES	5	\$8,034		FUEL SOURCE	2	GAS	1.00	F	PTA	N	PATIO	1,122		14.59	16,372
GARAGE SPACES	0	1.00						F11	O	FPL 1S 1OP	1		9,344.90	9,345	
% BSMT FIN	0	1.00						GEN	O	GENERATOR	1		0.00		
# 1/2 BATHS	1	1.00						GFP	O	GAS FIREPLACE	1		3,825.10	3,825	
# OF UNITS	1	1.00						ODS	O	OUTDOOR SHOWER	2		2,955.10	5,910	

TOTAL RCN	926,225
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1951 / 72
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$555,700

