

Key: 1219

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.327

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RUSSO MAX & CAMPIONE ALEXANDRA MARIE 10 ROBERT STREET APT 2 BROOKLINE, MA 02445				102-46-0				8-22 PHEASANT CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUSSO MAX & GARRAN NANCY W TRUSTEE & GARRAN NANCY W TRUSTEE &				11/16/2022	QS	1,550,000	35489-26				
				04/22/2020	J	100	32847-13				
				09/06/2019	J		32276-5				

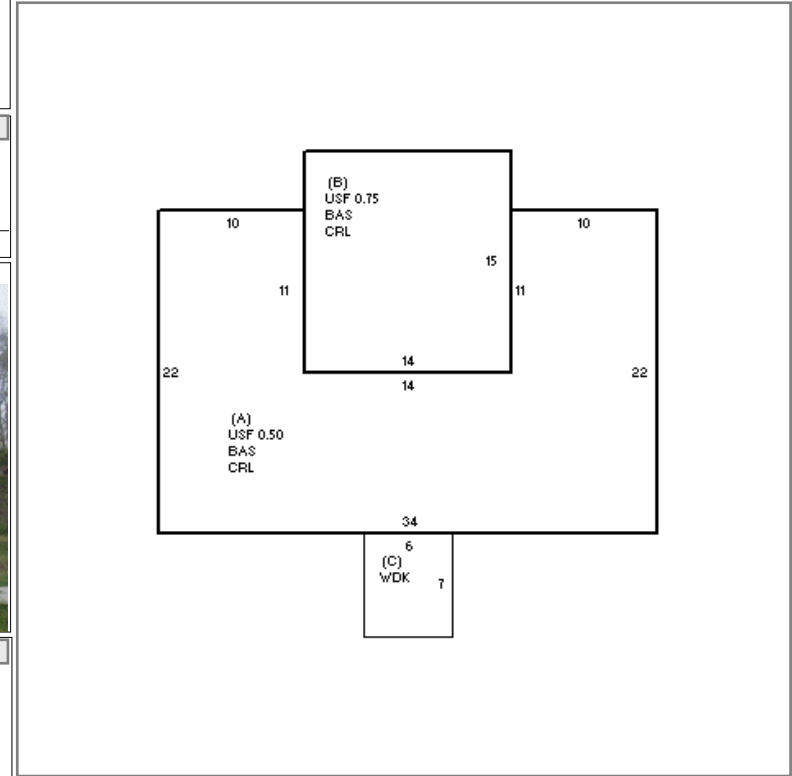
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			22	1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-628	05/29/2023	7	ALTERATIONS	1,630	05/01/2024	NF	100	100
23-413	04/05/2023	7	ALTERATIONS		05/01/2024	NF	100	100
SR23-9	03/29/2023	3	OUT BUILDING	9,830	05/01/2024	NF	100	100
22-1109	01/03/2023	7	ALTERATIONS	2,500	05/01/2024	NF	100	100
	11/16/2022	16	MLS REVIEW	1,550,000	07/13/2023	JMG	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	34,430	7	1.00	A	1.00	A	1.00	767,200	1.46	A	1.00	BAV	3.50			886,070

DETAILED

TOTAL	34,430 SF	ZONING	RM	FRNT	0	ASSESSED	886,100	CURRENT	886,100	PREVIOUS	835,900	
Nbhd	NBHD 7	LAND	8, 16, and 22 PHEASANT CARTWAY PER FD (formerly 16-22 Partridge Circle)				BUILDING	266,400	DETACHED	2,400	OTHER	271,900
St Ind	AVERAGE	TOTAL		ADJ PRICE	21.39	RCNLD	2,400	ADJ VALUE	1,426,800	PREVIOUS	1,230,300	
Infl	AVERAGE	BLDG COMMENTS	#22									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/22/2021	NF
MODEL	1		RESIDENTIAL	LIST	7/13/2023	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	5/20/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

FIN

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	359,955	
NET AREA	1,259	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	594		30.97	18,397	CONDITION ELEM	CD	
\$NLA(RCN)	\$286	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	804	1950	281.60	226,407	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	455	1950	189.44	86,194	INTERIOR	V
STORIES	1.5	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	B	CRL	N	BSMT CRAWL	210		30.97	6,505	KITCHEN	V		
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	42		39.97	1,679	BATHS	G		
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354	HEAT/ELEC	G		
BATHROOMS	2	1.00	HEATING/COOL	1	FORCED AIR	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463				
FIXTURES	6	\$7,956	FUEL SOURCE	2	GAS	1.00												
GARAGE SPACES	0	1.00																
% BSMT FIN	0	1.00																
# 1/2 BATHS	0	1.00																
# OF UNITS	1	1.00																

EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$266,400

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LEGAL

LAND

DETACHED

BUILDING

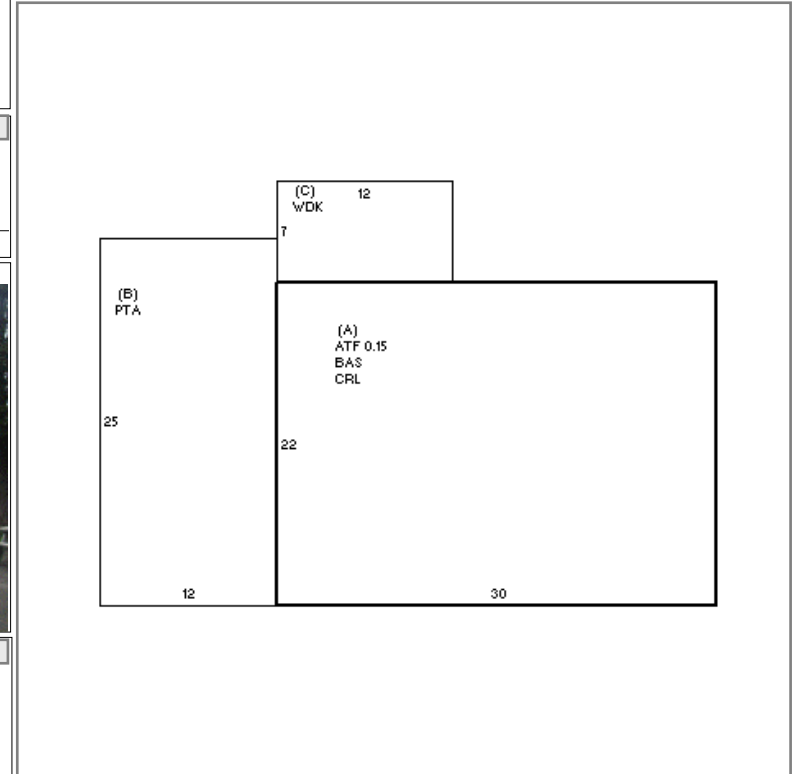
CURRENT OWNER		PARCEL ID	LOCATION			
RUSSO MAX & CAMPIONE ALEXANDRA MARIE 10 ROBERT STREET APT 2 BROOKLINE, MA 02445		102-46-0	8-22 PHEASANT CARTWAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			16	2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	170,700	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	1/22/2021	NF
MODEL	1		RESIDENTIAL	LIST	1/22/2021	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/20/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
#16

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	243,786	
NET AREA	660	DETAIL ADJ	1.000	FOUNDATION	3	FOUN WALL	1.00	A	CRL	N	BSMT CRAWL	660		29.72	19,613	CONDITION ELEM	CD	
\$NLA(RCN)	\$369	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	660	1950	305.41	201,573	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	A	ATF	N	ATTIC FINISH	99		80.85	8,004	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SH	1.00	B	PTA	N	PATIO	300		15.03	4,508	KITCHEN	G	
				FLOOR COVER	5	VINYL	1.00	C	WDK	N	WOOD DECK	84		41.16	3,458	BATHS	G	
				INT FINISH	3	WD PANEL	1.00		F11	O	FPL 1S 1OP			0.00		HEAT/ELEC	G	
				HEATING/COOL	1	FORCED AIR	1.00		ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536			
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		4	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
FIXTURES		3	\$4,095															
GARAGE SPACES		0	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE 1973 / 50																		
COND 30 30 %																		
FUNC 0																		
ECON 0																		
DEPR 30 % GD 70																		
RCNLD \$170,700																		

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LAND

DETACHED

BUILDING

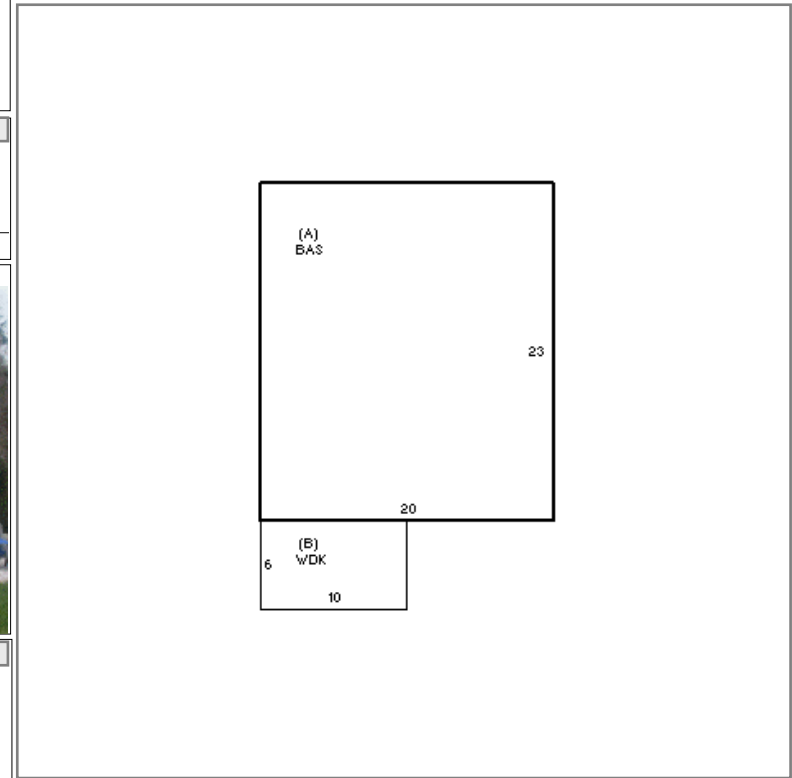
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES			8	3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	101,200	
St Ind			BUILDING		
Infl			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/22/2021	REF
MODEL	1		RESIDENTIAL	LIST	1/22/2021	EST
STYLE	6	1.05	COTT/BUNGLW [100%]	REVIEW	5/20/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
#8 MEASUREMENTS ESTIMATED VIA EAGLEVIEW

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	144,588
NET AREA	460	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	460	1950	300.73	138,336		
\$NLA(RCN)	\$314	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	B	WDK	N	WOOD DECK	60		39.20	2,352		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SH	1.00										
ROOMS	2	1.00		FLOOR COVER	6	OTHER	1.00										
BEDROOMS	1	1.00		INT FINISH	3	WD PANEL	1.00										
BATHROOMS	1	1.00		HEATING/COOL	1	FORCED AIR	1.00										
FIXTURES	3	\$3,900		FUEL SOURCE	2	GAS	1.00										
GARAGE SPACES	0	1.00															
% BSMT FIN	0	1.00															
# 1/2 BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1973 / 50
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$101,200