

Key: 1272

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.384

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
FERRAGUTO ANDREW S TRUSTEE & FERRAGUTO JACQUELINE S TRUSTEE 149 FOX MEADOW DRIVE BREWSTER, MA 02631				101-30-0				149 FOX MEADOW DRIVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FERRAGUTO ANDREW S TRUSTEE				09/01/2011	QS	302,000	(171845)					
FERRARO FREDERICK & JUDIT				01/13/2004	A	1	(171845)					
FALEY LINDA R &				02/05/2003	A		(168156)					

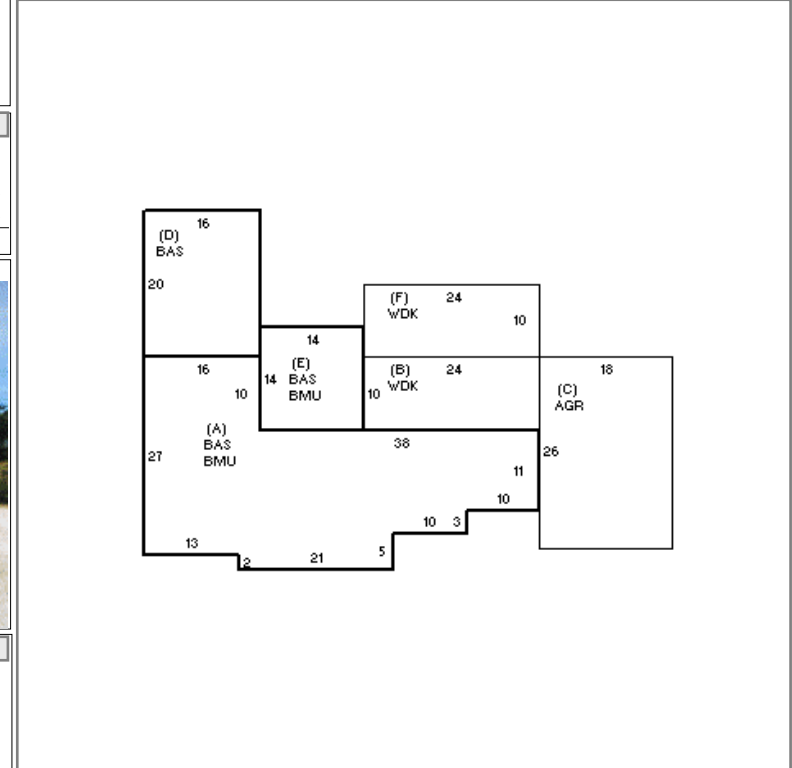
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
199	03/06/2013	14	CYCLICAL GRO		06/12/2019	NF	100	100
199	03/06/2013	1	NEW CONSTRUC		08/20/2014	RJM	100	100
408	10/01/1992	2	ADD	75,000	08/20/2014	RJM	100	100
		2	ADD	15,000	01/01/1995	RD	100	100

LAND

TOTAL	21,750 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	260,300	245,600
St Ind	FOX MEADOW		BUILDING	364,200	343,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	624,500	589,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2019	NF
MODEL	1		RESIDENTIAL	LIST	6/12/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	1/7/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	1,546	DETAIL ADJ	1.000
\$NLA(RCN)	\$323	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	\$6,565	
GARAGE SPACES	1	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	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,226		54.88	67,286
A	BAS	L	BASE AREA	1,030	1962	243.99	251,305
+	W/DK	N	WOOD DECK	480		39.59	19,004
C	AGR	N	ATT GARAGE	468		40.05	18,743
+	BAS	L	BASE AREA	516	2013	243.99	125,897
F11	O		FPL 1S 1OP	1		7,713.40	7,713
ODS	O		OUTDOOR SHOWER	1		2,439.20	2,439

TOTAL RCN	498,952
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1979 / 44
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$364,200