

Key: 13180

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 9.240

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION							
IACCHERI THERESA M 93 WOOD DUCK ROAD BREWSTER, MA 02631				144-60-0				93 WOOD DUCK ROAD							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)								
IACCHERI THERESA M				11/05/2021	DC	14720-85	14720-85								
IACCHERI DON M & THERESA				01/18/2002	QS	185,000	14720-85								
RUDDY DUCK LLC				05/25/2001	N	340,000	13870-330								
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	60,000	13	1.00	13R	1.00	A	1.00	252,080	1.00	A	1.00	R05	1.15	348,850
300	A	1,025	13	1.00	13R	1.00	A	1.00	13,800	1.00	A	1.00	R05	1.15	14,150

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	%
477	06/30/2015	7	ALTERATIONS	8,000	04/22/2016	WFF	100	100
361	06/10/2003	12	CYCLICAL NON		05/13/2013	SF	100	100
542	09/16/2002	5	OTHER	21,000	06/11/2004	WH	100	100
		1	NEW CONSTRUCT	460,000	06/11/2004	WH	100	100

LAND

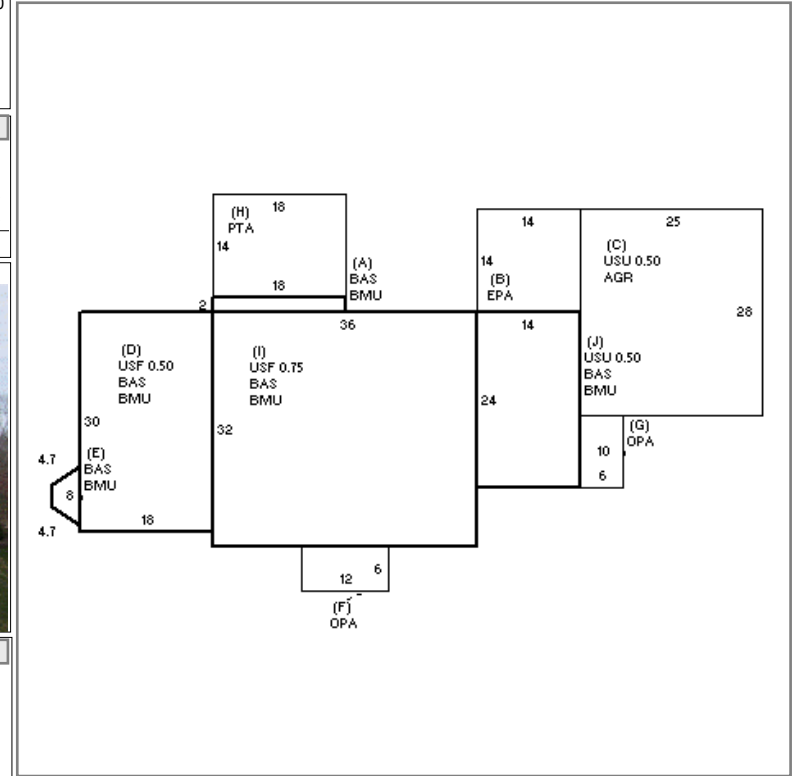
TOTAL	2.402 Acres		ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		N O T E	SUBDIVISION OF PARCEL 58-2 FOR FY 2003 -- LOT 1 ON PLAN BOOK 565/49 & 50			LAND	363,000	342,400
St Ind	WOOD DUCK			BUILDING	1,241,800	1,186,600			
Infl	AVERAGE			DETACHED	0	0			
				OTHER	0	0			
				<b>TOTAL</b>	<b>1,604,800</b>	<b>1,529,000</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/22/2016



BLDG COMMENTS



BU  
ILD  
ING

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2013	SF
MODEL	1		RESIDENTIAL	LIST	5/21/2013	SF
STYLE	4	1.02	CAPE [100%]	REVIEW	6/8/2022	JMG
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,220	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$459	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/CMP SH	1.00
ROOMS	8	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	4		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOL	9	WARM/CL AIR	1.03
FIXTURES	10	\$22,523		FUEL SOURCE	2	GAS	1.00
GARAGE SPACES	0		1.00				
% BSMT FIN	0		1.00				
# 1/2 BATHS	1		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,086		80.94	168,841
+	BAS	L	BASE AREA	2,086	2002	376.67	785,729
B	EPA	N	ENCLOSED PORCH	196		129.84	25,449
C	AGR	N	ATT GARAGE	700		62.93	44,052
+	USU	N	UPPER STORY UNF	518		95.81	49,630
+	USF	L	UPPER STORY FIN	1,134	2002	299.41	339,526
+	OPA	N	OPEN PORCH	132		84.89	11,206
H	PTA	N	PATIO	252		24.30	6,122
	F22	O	FPL 2S 2OP	1		21,175.60	21,176
	ODS	O	OUTDOOR SHOWER	1		4,100.30	4,100

TOTAL RCN	1,478,354	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE 2002 / 21		
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$1,241,800	