

Key: 1392

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.510

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DISTEFANO RAFFAELLO & DISTEFANO DEBORAH M 65 CARRIAGE HOUSE LANE WRENTHAM, MA 02093				90-72-0				139 NELSON STREET				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DISTEFANO RAFFAELLO & BEADE PAUL E & BROWN CLAUDIA R				12/30/2009	QS	585,000	24274-32	
						11/30/2007	QS	525,000	22505-242			
						11/30/2007	DC		22505-238			

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	%
24-82	02/20/2024	7	ALTERATIONS	5,000				0
100	03/16/2011	2	ADD	27,000	03/02/2012	MR	100	100
242	05/27/2010	2	ADD	65,000	03/02/2012	MR	100	100
282	05/16/2008	7	ALTERATIONS	12,500	04/07/2009	JH	100	100

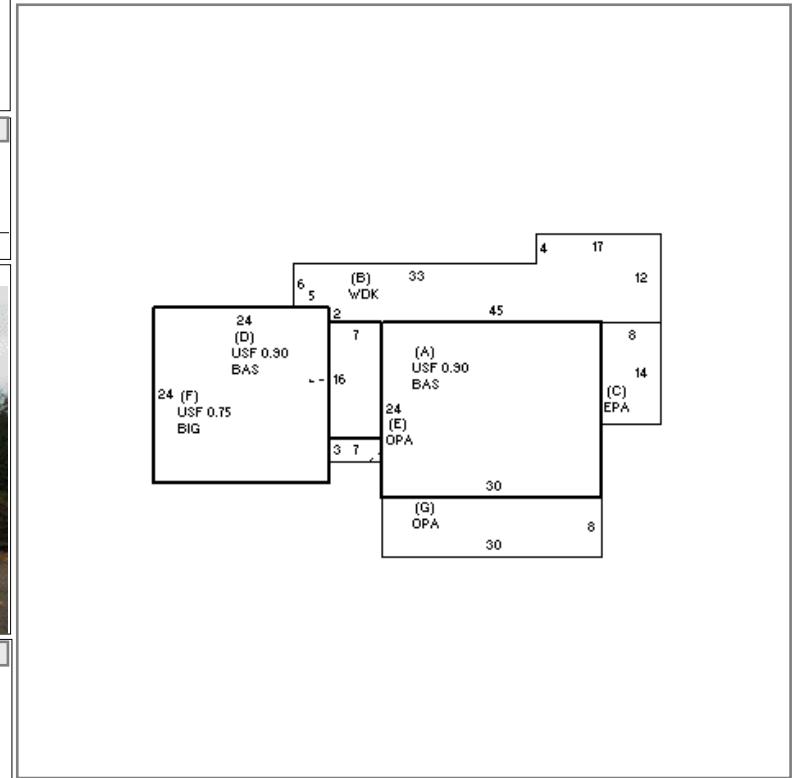
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,190	6	1.00	A	1.00	A	1.00	964,480	4.82	A	1.00	BG-	4.40			873,510

TOTAL	8,190 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE	LAND	873,500	824,100			
St Ind	AVERAGE		BUILDING	442,500	423,300			
Infl	AVERAGE		DETACHED	700	700			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,316,700</b>	<b>1,248,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 6X8		48	22.94	700



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/23/2020	NF
MODEL	1		RESIDENTIAL	LIST	12/17/2010	JH
STYLE	4	1.02	CAPE [100%]	REVIEW	1/8/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,013	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	720	1971	289.88	208,717
\$NLA(RCN)	\$278	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	648	1971	185.16	119,985
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	458		41.16	18,852
				ROOF COVER	1	ASPH/CMP SH	1.00	C	EPA	N	ENCLOSED PORCH	112		84.53	9,467
				FLOOR COVER	6	OTHER	1.00	D	BAS	L	BASE AREA	112	2010	289.88	32,467
				INT FINISH	3	WD PANEL	1.00	D	USF	L	UPPER STORY FIN	101	2010	185.16	18,702
				HEATING/COOL	9	WARM/CL AIR	1.03	+	OPA	N	OPEN PORCH	261		52.50	13,703
				FUEL SOURCE	2	GAS	1.00	F	BIG	N	BUILT-IN GARAGE	576		51.10	29,432
								F	USF	L	UPPER STORY FIN	432	2011	185.16	79,990
								F21	O	FPL 2S 1OP	1		10,658.60	10,659	
								GFP	O	GAS FIREPLACE	1		3,282.30	3,282	
								ODS	O	OUTDOOR SHOWER	1		2,535.80	2,536	

TOTAL RCN	560,075
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1991 / 32
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$442,500