Key: 1405

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1,521

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DISTEFANO RAFFAELLO & DEBORAH 65 CARRIAGE HOUSE LANE WRENTHAM, MA 02093	90-70-0	119 NELSON STREET

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DISTEFANO RAFFAELLO & DEB	03/23/2018	T	550,000	31157-131
WOLL FREDERICK M	10/07/2009	ML		24080-167
WOLL FREDERICK M & SANDRA	11/08/1976	XX	45,900	2423-137

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	%
	03/23/2018	15	SALE REVIEW	550,000	03/07/2019	JMG	100	100
NP		12	CYCLICAL NON		10/22/2007	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,600	6 1.00	A 1.00	A 1.00	767,200	3.06	A 1.00	R12 3.50			733,180

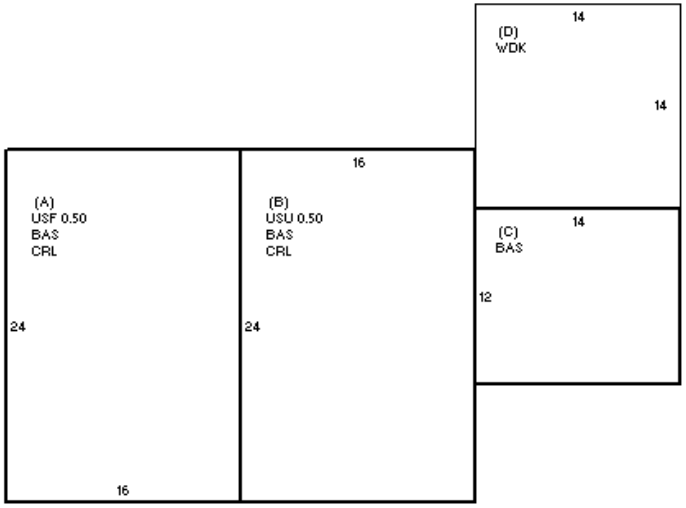
TOTAL	13,600 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 6	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	733,200	553,400
BUILDING	217,000	208,200
DETACHED	1,300	1,300
OTHER	0	0
TOTAL	**951,500**	**762,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	8X12		96	22.01	1,300

PHOTO 11/23/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	11/23/2020	NF
LIST	11/23/2020	EST
REVIEW	1/8/2021	MR

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	1,128	DETAIL ADJ	1.000
$NLA(RCN)	$310	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	3	$3,978
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN 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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	384		30.97	11,893
A	BAS	L	BASE AREA	384	1958	271.54	104,273
A	USF	L	UPPER STORY FIN	192	1958	189.44	36,372
B	CRL	N	BSMT CRAWL	384		30.97	11,893
B	USU	N	UPPER STORY UNF	192		57.56	11,052
+	BAS	L	BASE AREA	552	1958	271.54	149,892
D	WDK	N	WOOD DECK	196		39.98	7,837
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	350,007

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1958 / 65		
COND	38	38 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62
RCNLD			$217,000