

Key: 1525

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.661

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MOLINARIO DAVID & DEANNA M 125 POKANOKET PATH WRENTHAM, MA 02093				90-103-0				47 LOUISE ROAD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MOLINARIO DAVID & DEANNA				05/03/2012	QS	565,000	26305-216
PELLETIER RODNEY E & JILL				10/12/2005	QS	675,000	20355-049				
ROLSTON SUSAN B & JOHN R				11/29/1993	QS	65,000	8914-305				

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	%
272	04/03/2018	7	ALTERATIONS	5,500	05/17/2018	NF	100	100
762	10/02/2017	7	ALTERATIONS	8,700	05/17/2018	NF	100	100
939	10/31/2013	7	ALTERATIONS	2,000	08/07/2014	RJM	100	100
321	06/03/1994	5	OTHER	3,500	01/01/1995	RD	100	100
161	03/25/1994	1	NEW CONSTRUC	130,000	01/01/1995	RD	100	100

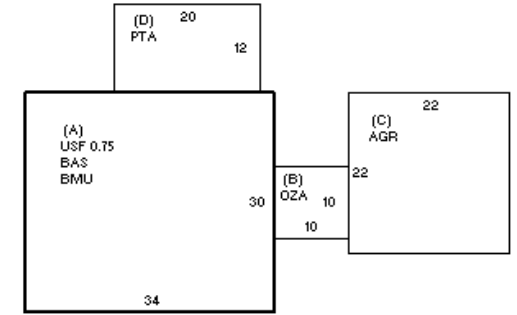
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,039 6	1.00	A	1.00	A	1.00	767,200	2.21	A	1.00	R12 3.50	779,950

TOTAL	20,038 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 6	NOTE	LAND	780,000	588,700			
St Ind	AVERAGE		BUILDING	532,100	508,900			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,312,100	1,097,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/3/2020	NF
MODEL	1		RESIDENTIAL	LIST	3/3/2008	SEJ
STYLE	4	1.02	CAPE [100%]	REVIEW	1/12/2021	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,785	DETAIL ADJ	1.000
\$NLA(RCN)	\$373	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	\$13,354
GARAGE SPACES		2	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	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,020		72.50	73,948
A	BAS	L	BASE AREA	1,020	1994	335.50	342,207
A	USF	L	UPPER STORY FIN	765	1994	236.06	180,587
B	OZA	N	OPEN BREEZEWAY	100		68.81	6,881
C	AGR	N	ATT GARAGE	484		50.91	24,643
D	PTA	N	PATIO	240		18.37	4,409
F22	O		FPL 2S 2OP	1		16,014.00	16,014
ODS	O		OUTDOOR SHOWER	1		3,100.90	3,101

TOTAL RCN	665,143
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1994 / 29
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$532,100