

Key: 1780

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.925

LEGAL

LAND

DETAILED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PIZZI RICHARD & AMY R TRUSTEES PIZZI REALTY TRUST - 2003 12 THOMAS DRIVE MARLBOROUGH, MA 01752				67-102-0				172 CONSODINE ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PIZZI RICHARD & AMY R TRU				11/30/2023	F	100 36112-286					
PIZZI RICHARD & AMY TRUST				03/24/2017	QS	472,500 30374-35					
BOUDREAU GLENN P &				05/21/2010	A	1 24568-74					

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	%
23-196	03/27/2023	7	ALTERATIONS	6,000	05/23/2024	TCK	100	100
353	06/12/2020	7	ALTERATIONS	14,400	01/19/2021	NF	100	100
	03/24/2017	16	MLS REVIEW	472,500	06/13/2018	JMG	100	100
678	12/02/1997	5	OTHER	4,000			100	100
273	06/07/1996	3	OUT BUILDING	1,954	02/28/1997	BC	100	100

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	A	219,200	1.00	A	1.00	R03	1.00	303,350
300	A	0.003	13	1.00	A	12,000	1.00	A	1.00	R03	1.00	40

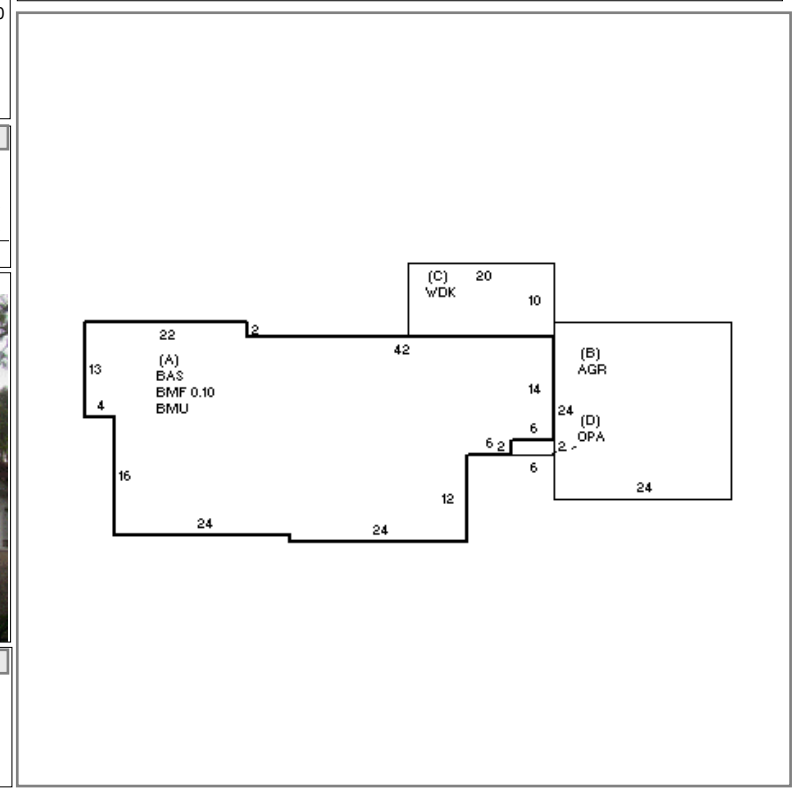
TOTAL	1.380 Acres		ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13		NOTE				LAND	303,400	286,200
St Ind	AVERAGE			BUILDING	449,200	424,200			
Infl	AVERAGE			DETACHED	1,900	1,900			
				OTHER	0	0			
						TOTAL	754,500	712,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 16X8		128	21.39	1,900



BUILDING	CD	ADJ	DESC	MEASURE	4/25/2019	NF
MODEL	1		RESIDENTIAL	LIST	2/27/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	6/6/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS		
WALK OUT BASEMENT		



YEAR BLT	1993	SIZE ADJ	1.000
NET AREA	1,588	DETAIL ADJ	1.000
\$NLA(RCN)	\$345	OVERALL	1.050

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,588		55.26	87,752
EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	159		42.35	6,734
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,588	1993	253.65	402,794
ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	576		39.83	22,939
FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	200		41.16	8,232
INT FINISH	1	PLASTER	1.00	D	OPA	N	OPEN PORCH	12		52.50	630
HEATING/COOL	11	HTWT/CL AIR	1.05	F11	O		FPL 1S IOP	1		8,018.90	8,019
FUEL SOURCE	2	GAS	1.00	ODS	O		OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	547,825	
CONDITION ELEM	CD	
EXTERIOR	G	A
INTERIOR	A	A
KITCHEN	A	A
BATHS	A	A
HEAT/ELEC	A	A

EFF.YR/AGE	1997 / 26	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$449,200	