

Key: 1803

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 1.949

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
ROSELLI JOHN M & TARA H TRUSTEES THE ROSELLI FAMILY REVOCABLE TRUST 53 SYLVAN DRIVE STOWE, MA 01775				67-18-0				61 BOG POND ROAD								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
ROSELLI JOHN M & TARA H T				10/15/2021	F	100	34574-310									
ROSELLI JOHN M & TARA H				10/03/2017	P	157,500	30841-334									
CAMPBELL KATHREEN M				03/10/2017	R	152,000	30342-296									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	16,700	13	1.00	13A	1.00	A	1.00	274,000	2.57	A	1.00	R08	1.25		270,180

TOTAL	16,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	270,200	254,900
St Ind	STONEHENGE		LAND	900,300	859,500			
Infl	AVERAGE		BUILDING	0	0			
			OTHER	0	0			
						TOTAL	1,170,500	1,114,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
HATCH TO ATTIC

BUILDING	CD	ADJ	DESC	MEASURE	5/5/2020	JMG
MODEL	1		RESIDENTIAL	LIST	8/16/2018	NF
STYLE	4	1.02	CAPE [100%]	REVIEW	5/5/2020	JMG
QUALITY	G	1.30	GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	2017	SIZE ADJ	0.990
NET AREA	2,548	DETAIL ADJ	1.000
\$NLA(RCN)	\$376	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		3	1.00
FIXTURES		11	\$19,520
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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,644		69.13	113,643
EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,644	2017	319.78	525,724
ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	109		72.17	7,866
ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	904	2017	245.91	222,301
FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	126		67.57	8,514
INT FINISH	2	DRYWALL	1.00	G	ENT	N	ENCLOSED ENTRY	30		175.18	5,255
HEATING/COOL	9	WARM/CL AIR	1.03	+	WDK	N	WOOD DECK	88		52.98	4,662
FUEL SOURCE	2	GAS	1.00	I	PTA	N	PATIO	424		17.19	7,288
				L	BIG	N	BUILT-IN GARAGE	528		67.26	35,512
					GFP	O	GAS FIREPLACE	1		4,224.30	4,224
					ODS	O	OUTDOOR SHOWER	1		3,263.50	3,264

TOTAL RCN	957,773
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	2017 / 6
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$900,300

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	%
934	05/05/2020	5	OTHER		05/05/2020	JMG	100	100
	11/20/2017	1	NEW CONSTRUC	541,000	07/16/2019	TCK	100	100
	10/20/2017	16	MLS REVIEW	157,500	08/01/2018	JMG	100	100

