

Key: 1972

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.122

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION         |  |  |  |
|---|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| FERLITO THOMAS A & KATHLEEN M<br>770 SO BRADFORD STREET<br>NO ANDOVER, MA 01845 |  |  |  | 57-24-0    |    |            |              | 1944 MAIN STREET |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                  |  |  |  |
| FERLITO THOMAS A & KATHLEEN   |  |  |  | 09/26/2007 | QS | 660,000    | 22362-19     |                  |  |  |  |
| WEXLER FRED C & MARY E  |  |  |  | 12/15/1998 | QS | 393,000    | 11916-180    |                  |  |  |  |
| VERGNANI JOAN M &   |  |  |  | 10/23/1984 | XX | 1          | 4293-68      |                  |  |  |  |

| 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    | %   |
| 24-296 | 04/03/2024 | 7             | ALTERATIONS | 5,400  |            |     |        | 0   |
| 745    | 08/28/2018 | 7             | ALTERATIONS | 24,832 | 06/26/2019 | NF  | 100    | 100 |
| 713    | 09/21/2015 | 7             | ALTERATIONS | 10,000 | 04/14/2016 | WFF | 100    | 100 |
| 61     | 01/28/2013 | 7             | ALTERATIONS | 25,000 | 08/09/2014 | RJM | 100    | 100 |
| 271    | 06/11/2010 | 2             | ADD         | 25,000 | 03/14/2012 | MR  | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|--------|------|----------|-----|------|-----|----|------------|-----------|
| 100 | S | 27,463   | 10   | 1.00   | A    | 1.00     | A   | 1.00 |     |    |            | 238,520   |

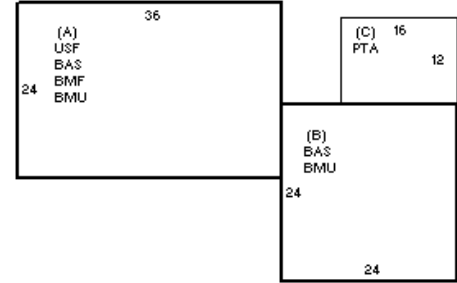
| TOTAL  | 27,463 SF | ZONING | RM | FRNT | 0        | ASSESSED         | CURRENT          | PREVIOUS |
|--------|-----------|--------|----|------|----------|------------------|------------------|----------|
| Nbhd   | NBHD 10   | NOTE   |    |      | LAND     | 238,500          | 225,000          |          |
| St Ind | AVERAGE   |        |    |      | BUILDING | 819,200          | 773,900          |          |
| Infl   | AVERAGE   |        |    |      | DETACHED | 2,800            | 2,800            |          |
|        |           |        |    |      | OTHER    | 0                | 0                |          |
|        |           |        |    |      |          | <b>1,060,500</b> | <b>1,001,700</b> |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  | 12 X 16 | 1999  | 192       | 20.77 |
|     |      |      |          |         |       |           | 2,800 |



BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC  
BMF=FM RM, EXERCISE RM, 1/2 BTH



| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/15/2019 | NF |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/26/2019 | NF |
| STYLE    | 7  | 1.05 | CONVEN/OLD [100%] | REVIEW  | 1/2/2020  | MR |
| QUALITY  | V  | 1.65 | VERY GOOD [100%]  |         |           |    |
| FRAME    | 1  | 1.00 | WD FRAME [100%]   |         |           |    |

| YEAR BLT   | 1860  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 2,304 | DETAIL ADJ | 1.000 | FOUNDATION   | 4  | FLR & WALL  | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,440 |      | 91.18     | 131,296 |
| \$NLA(RCN) | \$480 | OVERALL    | 1.050 | EXT COVER    | 2  | CLAPBOARD   | 1.00 | A | BMF | N | BSMT FINISH     | 864   |      | 61.68     | 53,288  |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE       | 1.00 | + | BAS | L | BASE AREA       | 1,440 | 1860 | 418.52    | 602,669 |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SH | 1.00 | A | USF | L | UPPER STORY FIN | 864   | 1860 | 315.27    | 272,391 |
|            |       |            |       | FLOOR COVER  | 3  | W/W CARPET  | 1.00 | C | PTA | N | PATIO           | 192   |      | 26.17     | 5,024   |
|            |       |            |       | INT FINISH   | 2  | DRYWALL     | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 17,586.60 | 17,587  |
|            |       |            |       | HEATING/COOL | 2  | HOT WATER   | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | FUEL SOURCE  | 1  | OIL         | 1.00 |   |     |   |                 |       |      |           |         |

| TOTAL RCN | 1,107,030 | CONDITION ELEM | CD         |
|-----------|-----------|----------------|------------|
|           |           | EXTERIOR       | V          |
|           |           | INTERIOR       | G          |
|           |           | KITCHEN        | G          |
|           |           | BATHS          | V          |
|           |           | HEAT/ELEC      | G          |
|           |           | EFF.YR/AGE     | 1981 / 42  |
|           |           | COND           | 26 26 %    |
|           |           | FUNC           | 0          |
|           |           | ECON           | 0          |
|           |           | DEPR           | 26 % GD 74 |
|           |           | RCNLD          | \$819,200  |