

Key: 2065

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2.217

LEGAL

LAND

DETACHED

BUILDING

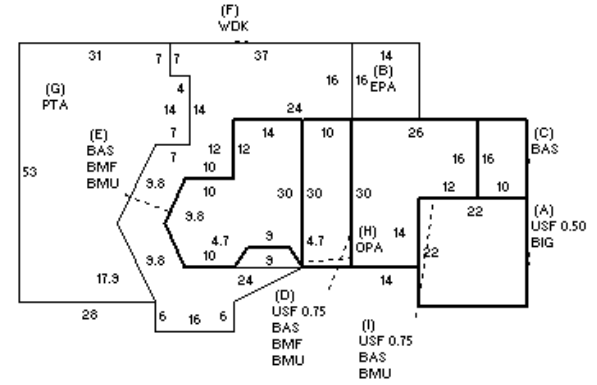
CURRENT OWNER				PARCEL ID				LOCATION			
FERRY WILLIAM R TRUSTEE C/O SHARON A COLLINS 7 R BLACKBERRY CRESCENT SOUTHWICK, MA 01077				38-59-0				267 ROBBINS HILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FERRY WILLIAM R TRUSTEE				10/19/2018	QS	1,537,500	31606-189				
MASSARELLI RICHARD J &				08/21/1981	XX		3347-292				

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	%
87	02/04/2020	7	ALTERATIONS	100,000	12/15/2020	NF	100	100
112	02/05/2019	7	ALTERATIONS	102,000	07/06/2020	NF	100	100
	10/19/2018	15	SALE REVIEW	1,537,500	07/15/2019	JMG	100	100
348	05/15/2015	7	ALTERATIONS	51,500	04/29/2016	WFF	100	100
680	11/28/2011	7	ALTERATIONS	10,000	03/23/2012	MR	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,930	2	1.00	A	1,139,840	1.99	A	1.00	BGD	5.20	1,191,020

TOTAL	22,930 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE	LAND	1,191,000	1,123,700			
St Ind	AVERAGE		BUILDING	1,205,000	1,138,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL				2,396,000	2,262,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
GENERATOR
BMF=FAM RM/BATH (PER PLANS 7/29/20)

BUILDING	CD	ADJ	DESC	MEASURE	3/6/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/20/2007	JH
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	1/20/2021	MR
QUALITY	V	1.65	VERY GOOD [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,295,692					
NET AREA	2,588	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	484		81.44	39,419	CONDITION ELEM	CD					
\$NLA(RCN)	\$501	OVERALL	0.980	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	926	1983	291.31	269,750	EXTERIOR	G					
				ROOF SHAPE	2	HIP	1.00	B	EPA	N	ENCLOSED PORCH	224		115.98	25,980	INTERIOR	E					
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,662	1983	378.82	629,600	KITCHEN	G					
				FLOOR COVER	3	W/W CARPET	1.00	+	BMU	N	BSMT UNFINISHED	1,502		84.25	126,541	BATHS	E					
				INT FINISH	2	DRYWALL	1.00	+	BMF	N	BSMT FINISH	890		56.99	50,721	HEAT/ELEC	G					
				HEATING/COOL	9	WARM/CL AIR	1.03	F	WDK	N	WOOD DECK	1,170		62.75	73,421							
				FUEL SOURCE	2	GAS	1.00	G	PTA	N	PATIO	1,475		19.09	28,157							
													H	OPA	N	OPEN PORCH	46	80.04	3,682			
													F11	O	FPL 1S 1OP	1	12,225.50	12,226				
													GFP	O	GAS FIREPLACE	1	5,004.20	5,004				
													ODS	O	OUTDOOR SHOWER	1	3,866.00	3,866				
													EFF.YR/AGE		2016 / 7							
													COND	7 7 %								
													FUNC	0								
													ECON	0								
													DEPR	7	% GD	93						
													RCNLD			\$1,205,000						