Key: 2202

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,354

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TERRENZI EUNICE H 56 SIX PENNY LANE BREWSTER, MA 02631	37-27-0	56 SIX PENNY LANE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TERRENZI EUNICE H	07/15/1965	XX		1305-486

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

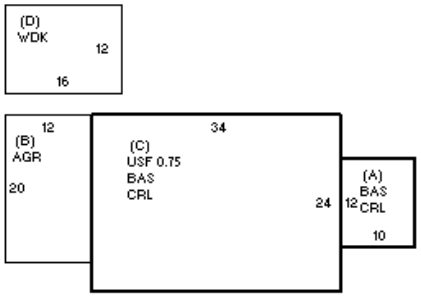
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NP		12	CYCLICAL NON		11/28/2007	JH	100	100
37	01/22/1998	5	OTHER	3,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,033	11 1.00	A 1.00	A 1.00	372,640	3.41	A 1.00	R07 1.70			350,850

TOTAL	12,033 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 11	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	350,900	331,000
BUILDING	295,200	278,800
DETACHED	1,000	1,000
OTHER	0	0
TOTAL	**647,100**	**610,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X8		64	22.01	1,000

PHOTO 03/20/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/20/2018	NF
LIST	3/20/2018	EST
REVIEW	12/20/2019	MR

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,548	DETAIL ADJ	1.000
$NLA(RCN)	$280	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,956
GARAGE SPACES	1	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	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	3	WD PANEL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	120		30.97	3,717
+	BAS	L	BASE AREA	936	1965	271.54	254,166
B	AGR	N	ATT GARAGE	240		44.84	10,762
C	CRL	N	BSMT CRAWL	816		27.34	22,306
C	USF	L	UPPER STORY FIN	612	1965	187.53	114,765
D	WDK	N	WOOD DECK	192		39.98	7,677
	F21	O	FPL 2S 1OP	1		10,354.00	10,354
	ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463

TOTAL RCN	434,166

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G

EFF.YR/AGE	1969 / 54	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$295,200