

Key: 228

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 241

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PIAZZA JEFFREY E & JEAN M TRUSTEES THE JEFF & JEAN PIAZZA LIVING TRUST 82 WOODSIDE AVENUE WELLESLEY, MA 02402-2220				49-65-0				23 GEORGE PORTER CARTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PIAZZA JEFFREY E & JEAN M				04/30/2019	F	1 31984-89					
PIAZZA JEFFREY E & JEAN M				12/16/2017	F	1 30985-196					
PIAZZA JEFFREY E & JEAN M				12/07/2017	F	1 30948-124					


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		08/30/2007	JH	100	100
258	05/16/2005	7	ALTERATIONS	150,000	04/11/2006	JB	100	100
232	05/09/2005	1	NEW CONSTRUC	250,000	04/11/2006	JB	100	100
135	05/02/2005	6	DEMO	10,000	04/11/2006	JB	100	100

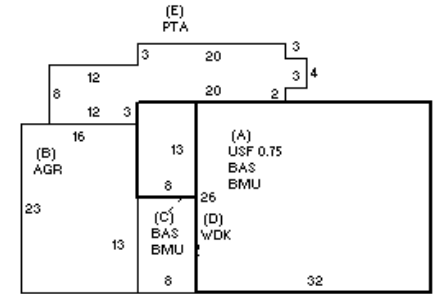
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,282	2	1.00	A	1.00	A	1.00	728,840	3.60	5	0.95R12 3.50	680,320

TOTAL	11,282 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	NOTE T=EASEMENT	LAND	680,300	513,500			
St Ind	AVERAGE		BUILDING	398,100	376,000			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>				<b>1,078,400</b>	<b>889,500</b>			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/23/2018
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/23/2018	NF	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	8/30/2007	JH	MODULAR
STYLE	4	1.02	CAPE [100%]	REVIEW	12/20/2019	MR	
QUALITY	A	1.00	AVG [100%]				
FRAME	1	1.00	WD FRAME [100%]				

UNIT

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	462,856
NET AREA	1,560	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	936		60.18	56,329		
\$NLA(RCN)	\$297	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	936	2005	271.54	254,166		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	2005	187.52	117,015		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	AGR	N	ATT GARAGE	368		42.20	15,531		
				FLOOR COVER	6	OTHER	1.00	D	WDK	N	WOOD DECK	104		39.99	4,159		
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	268		14.60	3,912		
				HEATING/COOL	1	FORCED AIR	1.00		ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463		
				FUEL SOURCE	2	GAS	1.00										

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

EFF.YR/AGE	2005 / 18	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86

RCNLD	\$398,100
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