

Key: 2876

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.055

LEGALS

LAND

DETACHED

BUILDING

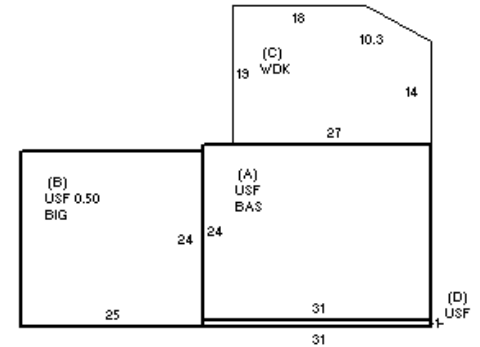
CURRENT OWNER		PARCEL ID		LOCATION	
VOLPICELLI ZACHARY X & KAIGLE TABITHA A 155 ALDEN DRIVE BREWSTER, MA 02631		55-41-0		155 ALDEN DRIVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
VOLPICELLI ZACHARY X & BAILEY RONALD M & DEBRA A		02/28/2013	QS	289,000	27170-321
		01/24/1992	QS	78,000	7847-237

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
141		14	CYCLICAL GRO		03/20/2019	NF	100
998	02/13/2019	7	ALTERATIONS	9,900	07/22/2019	NF	100
129	11/21/2018	7	ALTERATIONS	3,292	07/22/2019	NF	100
70	04/24/1992	5	OTHER	1,000			100
	03/13/1992	5	OTHER	10,000			100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,600	12	1.00	12K	1.00	A	1.00	230,160	2.08	A	1.00	R05	1.05			237,490

TOTAL	21,600 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	237,500	224,100			
St Ind	SCHOOLHOUSE		BUILDING	340,400	321,400			
Infl	AVERAGE		DETACHED	700	700			
			OTHER	0	0			
			TOTAL	578,600	546,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 9X5		45	22.94	700



BUILDING	CD	ADJ	DESC	MEASURE	3/20/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/20/2019	NF
STYLE	8	0.95	CONTEMPOR [100%]	REVIEW	12/23/2019	MR
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS
HATCH TO ATTIC

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	472,746	
NET AREA	1,819	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	744	1973	291.16	216,623	CONDITION ELEM	CD	
\$NLA(RCN)	\$260	OVERALL	0.910	EXT COVER	1	WD SHINGLE	1.00	B	BIG	N	BUILT-IN GARAGE	600		48.71	29,227	EXTERIOR	G	
				ROOF SHAPE	6	SALTBOX	1.00	C	WDK	N	WOOD DECK	491		39.24	19,266	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	1,075	1973	176.52	189,760	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 1OP	1		7,644.60	7,645	BATHS	A	
				INT FINISH	2	DRYWALL	1.00		ODS	O	OUTDOOR SHOWER	1		2,417.40	2,417	HEAT/ELEC	A	
				HEATING/COOL	15	HTWT+DCTLS AC	1.01											
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
FIXTURES		6	\$7,808															
GARAGE SPACES		1	1.00															
% BSMT FIN		0	1.00															
# 1/2 BATHS		0	1.00															
# OF UNITS		1	1.00															
EFF.YR/AGE		1977 / 46																
COND	28	28 %																
FUNC	0																	
ECON	0																	
DEPR	28	% GD	72															
RCNLD		\$340,400																