

Key: 2957

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.140

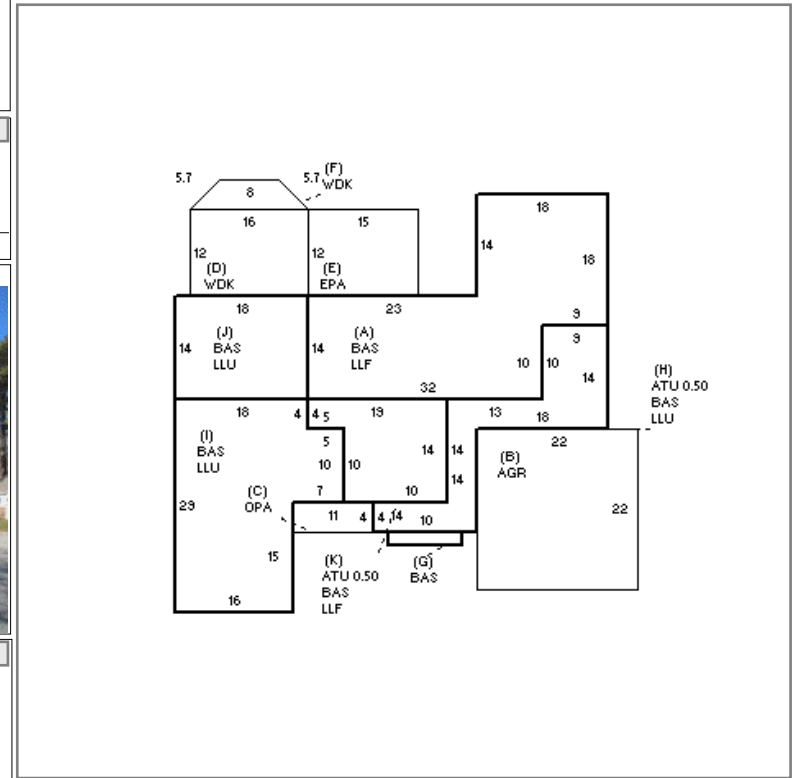
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LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|------|------------|------|------------|--------------|-----------------|-----|----|------------|-----------|
| CICERRELLA ROBERT & ANNE 103 CLIPPER WAY BREWSTER, MA 02631 | | | | 67-26-0 | | | | 103 CLIPPER WAY | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| CICERRELLA ROBERT & ANNE | | | | 10/15/2020 | QS | 829,500 | 33364-180 | | | | | |
| SAMIOTES ANTHONY G & | | | | 06/20/2019 | F | 100 | 32101-115 | | | | | |
| SAMIOTES ANTHONY G & | | | | 11/15/1999 | O | 289,900 | 12665-002 | | | | | |
| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 30,398 | 13 | 1.00 | 13E | 1.00 | A | 1.00 | | | | 281,530 |

| 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 | % |
| 1026 | 12/13/2022 | 77 | SOLAR PANELS | 35,898 | 03/09/2023 | TCK | 100 | 100 |
| 794 | 11/02/2022 | 7 | ALTERATIONS | 4,600 | 03/09/2023 | TCK | 100 | 100 |
| 57 | 01/25/2022 | 7 | ALTERATIONS | 5,000 | 03/09/2023 | TCK | 100 | 100 |
| 749 | 10/27/2020 | 7 | ALTERATIONS | 15,000 | 01/19/2021 | NF | 100 | 100 |
| | 10/15/2020 | 15 | SALE REVIEW | 829,500 | 03/16/2021 | JMG | 100 | 100 |

| TOTAL | 30,405 SF | ZONING | RM | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|--------|----------------|------------------------|----|------|---|----------|-----------|-----------|
| Nbhd | NBHD 13 | RESUBDIVIDED FOR FY 99 | | | | LAND | 281,500 | 265,600 |
| St Ind | YANKEE VILLAGE | LOT 2 | | | | BUILDING | 815,200 | 778,300 |
| Infl | AVERAGE | | | | | DETACHED | 2,800 | 2,800 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 1,099,500 | 1,046,700 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 20 0.80 12X14 | 2004 | 168 | 20.77 | 2,800 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/19/2019 | NF |
|----------|----|------|-----------------|---|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/16/2021 | EST |
| STYLE | 1 | 1.00 | RANCH [100%] | REVIEW | 3/31/2023 | EMZ |
| QUALITY | G- | 1.20 | GOOD - [100%] | BLDG COMMENTS | | |
| FRAME | 1 | 1.00 | WD FRAME [100%] | LLF=FAM RM (INFO @ DOOR 1/19/21) 32 SOLAR PANELS | | |

| YEAR BLT | 2000 | SIZE ADJ | 0.990 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 916,000 |
|---------------|-------|------------|-------|--------------|----|-------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 2,992 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR & WALL | 1.00 | + | LLF | L | LOWER LEVEL FIN | 952 | 2000 | 158.83 | 151,210 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$306 | OVERALL | 1.050 | EXT COVER | 1 | WD SHINGLE | 1.00 | B | AGR | N | ATT GARAGE | 484 | | 49.46 | 23,940 | EXTERIOR | G |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | OPA | N | OPEN PORCH | 44 | | 62.37 | 2,744 | INTERIOR | G |
| STORIES | 1 | 1.00 | | ROOF COVER | 1 | ASPH/CMP SH | 1.00 | + | WDK | N | WOOD DECK | 240 | | 48.90 | 11,736 | KITCHEN | G |
| ROOMS | 8 | 1.00 | | FLOOR COVER | 1 | HARDWOOD | 1.00 | E | EPA | N | ENCLOSED PORCH | 180 | | 95.40 | 17,172 | BATHS | A |
| BEDROOMS | 3 | 1.00 | | INT FINISH | 2 | DRYWALL | 1.00 | + | BAS | L | BASE AREA | 2,040 | 2000 | 276.74 | 564,541 | HEAT/ELEC | A |
| BATHROOMS | 2 | 1.00 | | HEATING/COOL | 11 | HTWT/CL AIR | 1.05 | + | LLU | N | LOWER LEVEL UNF | 1,068 | | 99.89 | 106,684 | | |
| FIXTURES | 9 | \$14,742 | | FUEL SOURCE | 2 | GAS | 1.00 | H | ATU | N | ATTIC UNF | 137 | | 66.61 | 9,126 | | |
| GARAGE SPACES | 2 | 1.00 | | | | | | K | ATU | N | ATTIC UNF | 108 | | 66.61 | 7,194 | | |
| % BSMT FIN | 0 | 1.00 | | | | | | | GEN | O | GENERATOR | 1 | | 0.00 | | | |
| # 1/2 BATHS | 0 | 1.00 | | | | | | | GFP | O | GAS FIREPLACE | 1 | | 3,899.40 | 3,899 | | |
| # OF UNITS | 1 | 1.00 | | | | | | | ODS | O | OUTDOOR SHOWER | 1 | | 3,012.50 | 3,013 | | |
| EFF.YR/AGE | | | | | | | | | | | | | | | | 2011 / 12 | |
| COND | | | | | | | | | | | | | | | | 11 11 % | |
| FUNC | | | | | | | | | | | | | | | | 0 | |
| ECON | | | | | | | | | | | | | | | | 0 | |
| DEPR | | | | | | | | | | | | | | | | 11 % GD 89 | |
| RCNLD | | | | | | | | | | | | | | | | \$815,200 | |