Key: 3127

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3,324

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CELATA JOSEPH R 66 TOWER HILL CIRCLE BREWSTER, MA 02631	66-52-0	66 TOWER HILL CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CELATA JOSEPH R	03/20/2008	S	240,000	22767-86
U S BANK NATIONAL ASSOCIA	07/06/2007	L	310,250	22168-215
MILLIKEN TAMRA	12/15/2005	QS	400,000	20572-229

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

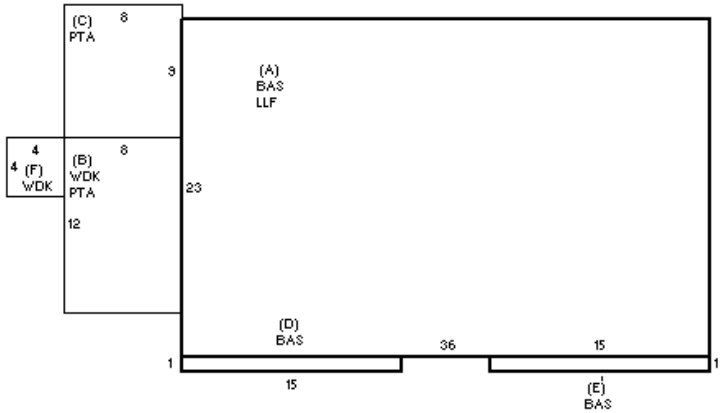
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
350	04/14/2021	7	ALTERATIONS	5,000	04/20/2022	TCK	100	100
365	06/16/2000	7	ALTERATIONS	10,000			100	100
554	09/19/1994	3	OUT BUILDING	1,400	01/01/1995	RD	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,600	13 1.00	A 1.00	A 1.00	219,200	1.94	A 1.00	R02 1.00			230,500

TOTAL	23,610 SF	ZONING	CH	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	230,500	217,500
BUILDING	222,800	210,400
DETACHED	1,500	1,500
OTHER	0	0
TOTAL	**454,800**	**429,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X8		96	22.01	1,500

PHOTO 05/03/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	11	1.00	DUPLEX [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/3/2019	NF
LIST	5/3/2019	EST
REVIEW	4/29/2022	MR

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,686	DETAIL ADJ	0.950
$NLA(RCN)	$192	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	6	$7,040
GARAGE SPACES	0	1.00
% BSMT FIN	100	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	2	.95

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	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	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	5	ELECTRIC BB	1.00
FUEL SOURCE	3	ELECTRIC	0.95

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	L	LOWER LEVEL FIN	828	1971	114.92	95,151
B	PTA	N	PATIO	96		16.51	1,585
C	PTA	N	PATIO	72		18.66	1,343
+	BAS	L	BASE AREA	858	1971	249.16	213,781
+	WDK	N	WOOD DECK	112		35.38	3,963

TOTAL RCN	322,862

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

EFF.YR/AGE	1971 / 52	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$222,800