

Key: 3132

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.329

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GRIPPO CHRISTIAN & MELISSA 31 LOPEZ STREET CAMBRIDGE, MA 02139				66-43-0				106 TOWER HILL CIRCLE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRIPPO CHRISTIAN & MELISSA				07/13/2021	QS	510,000	34289-176				
GRIEDER KENNETH C				03/04/2014	DC		9729-099				
GRIEDER KENNETH C &				06/29/1995	A	100	9729-099				

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	%
758	08/17/2021	7	ALTERATIONS	2,900	04/20/2022	TCK	100	100
	07/13/2021	16	MLS REVIEW	510,000	04/14/2022	JMG	100	100
		12	CYCLICAL NON		05/07/2019	NF	100	100
204	04/27/2005	7	ALTERATIONS	12,000			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	27,965	13	1.00	A	1.00	A	1.00	219,200	1.70	A	1.00	R02	1.00			239,680

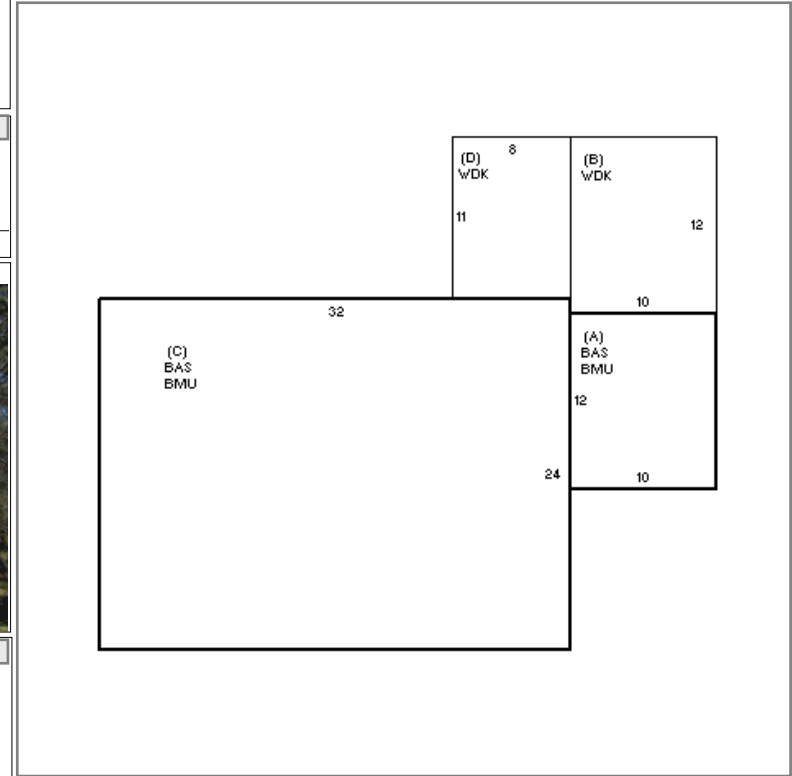
TOTAL	27,965 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	239,700	226,100			
St Ind	AVERAGE		BUILDING	227,800	217,900			
Infl	AVERAGE		DETACHED	3,800	3,800			
			OTHER	0	0			
			TOTAL	471,300	447,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6X8		48	22.94	1,000
SHF	A	1.00	30 0.70 12X16		192	20.77	2,800



BLDG COMMENTS

PULL DOWN STAIRS TO ATTIC



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/7/2019	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	4/14/2022	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	888	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	888		56.05	49,772
\$NLA(RCN)	\$342	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	888	1984	262.28	232,901
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	208		37.24	7,746
				ROOF COVER	1	ASPH/CMP SH	1.00		F11	O	FPL 1S 1OP	1		7,255.20	7,255
				FLOOR COVER	3	W/W CARPET	1.00		ODS	O	OUTDOOR SHOWER	1		2,294.30	2,294
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	5	ELECTRIC BB	1.00								
				FUEL SOURCE	3	ELECTRIC	0.95								

TOTAL RCN	303,674	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT/ELEC	A
EFF.YR/AGE		1984 / 39	
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			\$227,800