

Key: 3146

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.343

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
ZAPPALA PETER E & LAUREN M 49 BELLANY STREET BRIGHTON, MA 02135				66-50-0				217 TOWER HILL CIRCLE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ZAPPALA PETER E & LAUREN				04/14/2017	QS	591,000	30422-48					
CHAMPLIN THOMAS & ERIN				09/17/2007	QS	510,000	22338-205					
FEIN MICHAEL A &				10/23/2001	QS	280,000	14356-230					
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,470	13	1.00	A	219,200	2.74	A	1.00	R02	1.00	213,310

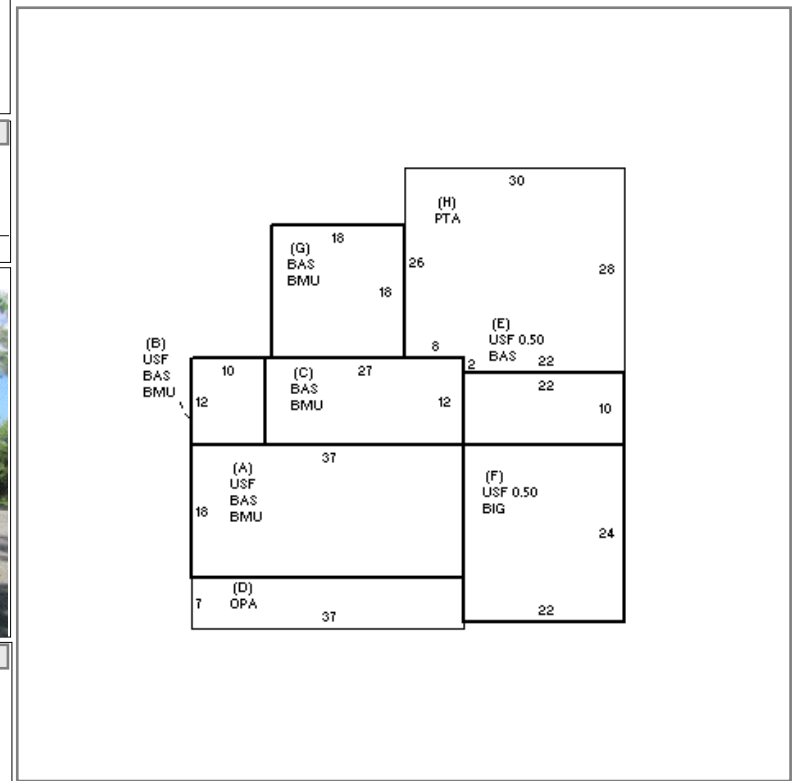
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-1113	11/20/2023	2	ADD	196,385	05/29/2024	TCK	20	100
23-387	04/11/2023	7	ALTERATIONS	3,641	05/29/2024	TCK	100	100
236	03/18/2019	7	ALTERATIONS	8,000	05/02/2019	NF	100	100
734	09/25/2017	7	ALTERATIONS	25,000	06/13/2018	NF	100	100
	04/14/2017	16	MLS REVIEW	591,000	06/18/2018	JMG	100	100

LAND

TOTAL	15,470 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	213,300	201,200
St Ind	AVERAGE		BUILDING	822,500	730,300			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>1,035,800</b>	<b>931,500</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/2/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/2/2019	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/11/2024	EMZ
QUALITY	G-	1.20	GOOD - [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

BLDG

YEAR BLT	2000	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	967,647
NET AREA	2,814	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,434		68.77	98,623	CONDITION ELEM	CD
\$NLA(RCN)	\$344	OVERALL	1.100	EXT COVER	1	WD SHINGLE	1.00	+	BAS	L	BASE AREA	1,330	2000	309.24	411,291	EXTERIOR	G
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UPPER STORY FIN	1,160	2000	230.45	267,318	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SH	1.00	D	OPA	N	OPEN PORCH	259		65.34	16,923	KITCHEN	G
				FLOOR COVER	2	SOFTWOOD	1.00	F	BIG	N	BUILT-IN GARAGE	528		65.04	34,341	BATHS	G
				INT FINISH	2	DRYWALL	1.00	G	BAS	L	BASE AREA	324	2023	309.24	100,194	HEAT/ELEC	G
				HEATING/COOL	11	HTWT/CL AIR	1.05	H	PTA	N	PATIO	824		15.58	12,841		
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		4,085.10	4,085		
								ODS	O	O	OUTDOOR SHOWER	1		3,155.90	3,156		
				EFF.YR/AGE 2018 / 5													
				COND 5 5 %													
				FUNC 10 UC													
				ECON 0													
				DEPR 15 % GD 85													
				RCNLD \$822,500													