

Key: 3420

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.631

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
PIRUCCIO MARK J & STEPHANIE N 47 HORSESHOE WAY BREWSTER, MA 02631		99-8-0		47 HORSESHOE WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PIRUCCIO MARK J & STEPHA		08/10/2018	QS	440,000	31457-12
HARVEY KENT C & JOANNE R		06/30/2010	QS	325,000	24654-325
DRACH PEGGY R		09/02/1981	ML		3353-309

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 %
10	01/07/2020	7	ALTERATIONS	5,000	07/10/2020	TCK	100 100
547	06/10/2019	7	ALTERATIONS	15,000	07/10/2020	TCK	100 100
815	09/20/2018	3	OUT BUILDING	2,900	07/16/2019	TCK	100 100
	08/10/2018	16	MLS REVIEW	440,000	05/06/2019	JMG	100 100
	06/22/2018	5	OTHER		06/22/2018	JMG	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,830	13	1.00	13M 1.00	A	1.00					263,140

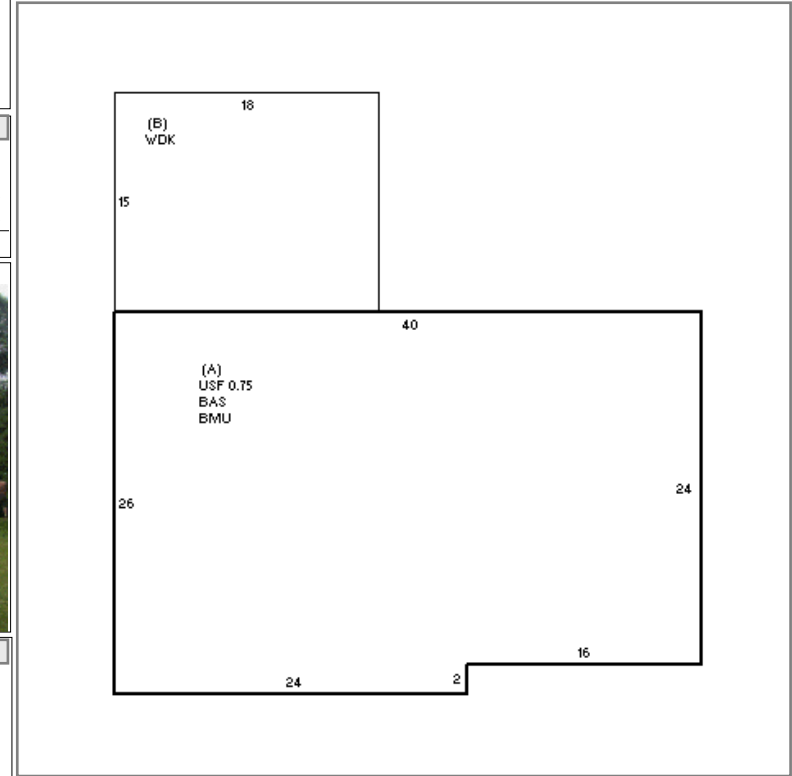
TOTAL	22,830 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	263,100	248,300
St Ind	LUND FARM		BUILDING	391,100	369,300			
Infl	AVERAGE		DETACHED	1,900	1,900			
			OTHER	0	0			
						<b>TOTAL</b>	<b>656,100</b>	<b>619,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 8X10	2018	80	26.41	1,900



BLDG COMMENTS
EXTRA FIXTURE IN BMU

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2018	JMG
MODEL	1		RESIDENTIAL	LIST	6/22/2018	JMG
STYLE	4	1.02	CAPE [100%]	REVIEW	8/3/2020	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,764	DETAIL ADJ	1.000
\$NLA(RCN)	\$284	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		7	\$9,282
GARAGE SPACES		0	1.00
% BSMT FIN		0	1.00
# 1/2 BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		57.59	58,053
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,008	1973	266.52	268,648
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	1973	187.52	141,769
ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	270		39.98	10,796
FLOOR COVER	1	HARDWOOD	1.00	F21	O	O	FPL 2S 1OP	1		10,354.00	10,354
INT FINISH	2	DRYWALL	1.00	ODS	O	O	OUTDOOR SHOWER	1		2,463.30	2,463
HEATING/COOL	2	HOT WATER	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	501,365
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$391,100