

Key: 4586

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.797

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
FERRARI GENE A JR & LAURIE B (LIFE ESTATE) 156 KING PHILIP ROAD BREWSTER, MA 02631		101-139-0		156 KING PHILIP ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
FERRARI GENE A JR & LAURI		11/08/2023	F	1 36077-263	
FERRARI GENE A JR & LAURI		04/21/2020	QS	420,000 32842-146	
ER MANTINI CONSTRUCTION P		01/10/2018	L	184,000 31015-109	

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 %
416	04/21/2020	16	MLS REVIEW	420,000	01/20/2021	JMG	100 100
40	05/15/2018	2	ADD	25,000	07/12/2019	TCK	100 100
40	01/18/2018	7	ALTERATIONS	20,000	07/12/2019	TCK	100 100
79	03/09/1989	12	CYCLICAL NON		04/02/2013	SF	100 100
		5	OTHER	4,182			100 100

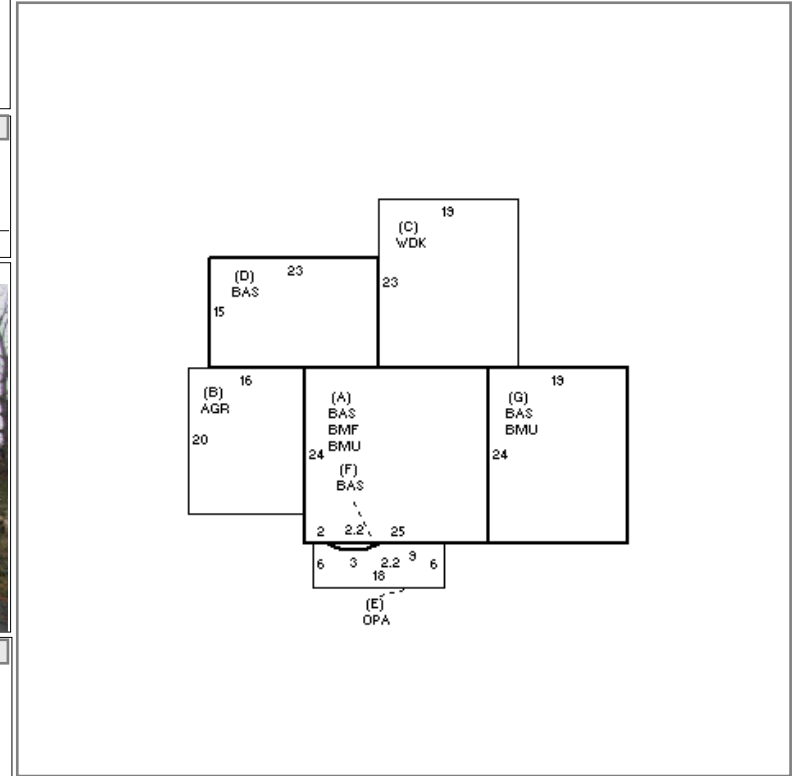
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,940	13 1.00	A 1.00	A 1.00	208,240	2.32	5 0.95	R02	1.00		209,780

TOTAL	18,940 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N O T E	ESMT	LAND	209,800	197,900		
St Ind	AVERAGE		BUILDING	481,600	459,700			
Infl	AVERAGE		DETACHED	3,700	3,600			
			OTHER	0	0			
TOTAL				TOTAL	695,100	661,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	10 0.90		1	4,058.10	3,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/9/2020	TCK
MODEL	1		RESIDENTIAL	LIST	7/15/2019	TCK
STYLE	1	1.00	RANCH [100%]	REVIEW	1/20/2021	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
BMF=FR/BATH (PER MLS)

G

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	486,438		
NET AREA	1,406	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,056		58.16	61,414	CONDITION ELEM	CD		
\$NLA(RCN)	\$346	OVERALL	1.030	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	600		41.55	24,927	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	320		43.50	13,922	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	437		40.38	17,644	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	D	BAS	L	BASE AREA	345	2018	248.82	85,842	BATHS	V		
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	103		51.50	5,305	HEAT/ELEC	V		
				HEATING/COOL	9	WARM/CL AIR	1.03	+	BAS	L	BASE AREA	1,061	1984	248.82	263,995				
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2022 / 1
																		COND	1 1 %
																		FUNC	0
																		ECON	0
																		DEPR	1 % GD 99
																		RCNLD	\$481,600