

Key: 4668

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4.880

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
RUGGIERO JOHN P & CHAPMAN SUSAN E		101-15-0		128 OLD VALLEY ROAD	
128 OLD VALLEY ROAD		TRANSFER HISTORY		DOS	T
BREWSTER, MA 02631		RUGGIERO JOHN P & CHAPMAN		03/08/2017	F
		RUGGIERO JOHN P		12/13/1982	XX
				SALE PRICE	BK-PG (Cert)
				1 (212258)	
				15,500	(90435)

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 %
125	02/15/2022	7	ALTERATIONS	25,000	03/08/2023	TCK	100 100
363	04/27/2016	7	ALTERATIONS	40,000	02/27/2017	NF	100 100
180	03/11/2016	3	OUT BUILDING	5,500	02/27/2017	NF	100 100
		12	CYCLICAL NON		04/15/2013	SF	100 100

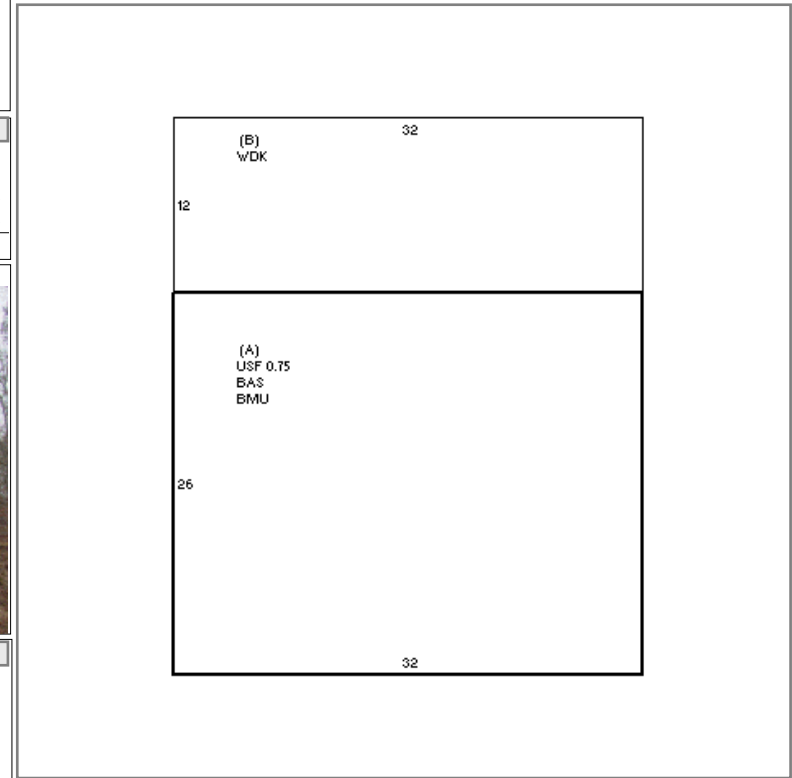
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	30,230	13	1.00	13J	1.00	A	1.00	252,080	1.61	A	1.00	R06	1.15			281,090

TOTAL	30,230 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	281,100	265,200			
St Ind	BLUEBERRY POND		BUILDING	353,500	338,400			
Infl	AVERAGE		DETACHED	2,300	2,300			
			OTHER	0	0			
			TOTAL	636,900	605,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X12	2016	120	21.39	2,300



BLDG COMMENTS  
INFO @ DOOR (11/30/20)



BUILDING	CD	ADJ	DESC	MEASURE	11/30/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/30/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	3/31/2023	EMZ
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	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		63.13	52,524
\$NLA(RCN)	\$315	OVERALL	1.070	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	832	1984	295.41	245,778
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	1984	196.72	122,752
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	384		41.94	16,107
				FLOOR COVER	1	HARDWOOD	1.00		F21	O	FPL 2S 1OP	1		10,861.60	10,862
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	11	HTWT/CL AIR	1.05								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	459,150	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	G
		HEAT/ELEC	A
EFF.YR/AGE	1987 / 36	COND	23 23 %
		FUNC	0
		ECON	0
		DEPR	23 % GD 77
RCNLD			\$353,500