Key: 4745

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,957

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DELUCIA RICHARD A & DENISE M 1 BEAVERBROOK WALPOLE, MA 02081	100-88-0	70 KING PHILIP ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DELUCIA RICHARD A & DENIS	02/26/2018	QS	435,000	31103-234
BLAIS AMY J	07/22/1994	QS	34,000	9292-263

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

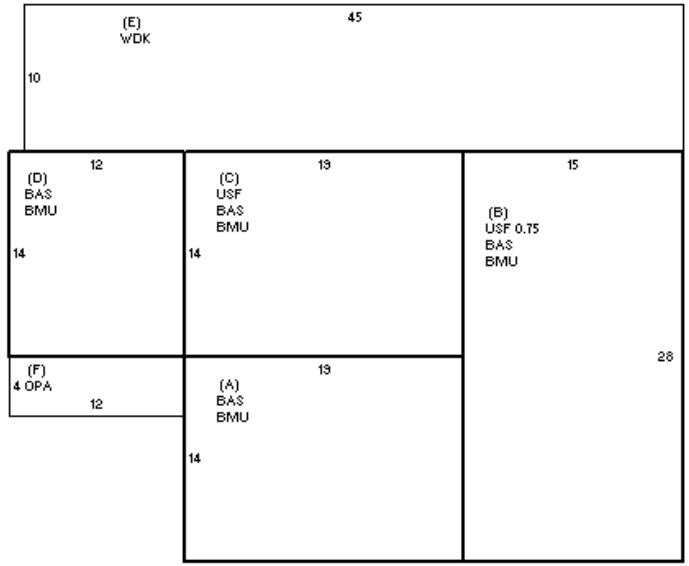
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
927	12/29/2020	7	ALTERATIONS	9,767	02/23/2021	NF	100	100
		12	CYCLICAL NON		04/02/2013	SF	100	100
71	02/17/2000	5	OTHER	8,000	02/23/2000	LB	100	100
261	10/01/1999	5	OTHER	6,000	02/23/2000	LB	100	100
711	12/30/1998	1	NEW CONSTRUC	120,000	02/23/2000	LB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,500	13 1.00	A 1.00	A 1.00	219,200	2.47	A 1.00	R02 1.00			217,490

TOTAL	17,500 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	217,500	205,200
BUILDING	440,400	420,900
DETACHED	0	0
OTHER	0	0
TOTAL	**657,900**	**626,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/08/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/8/2020	TCK
LIST	6/6/2013	SF
REVIEW	5/17/2021	MR

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	1,701	DETAIL ADJ	1.000
$NLA(RCN)	$312	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,346
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	11	HTWT/CL AIR	1.05
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,120		60.42	67,666
+	BAS	L	BASE AREA	1,120	2000	271.67	304,267
+	USF	L	UPPER STORY FIN	581	2000	198.73	115,459
E	WDK	N	WOOD DECK	450		41.94	18,875
F	OPA	N	OPEN PORCH	48		53.50	2,568
	F21	O	FPL 2S 1OP	1		10,861.60	10,862
	ODS	O	OUTDOOR SHOWER	1		2,584.10	2,584

TOTAL RCN	530,627

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	2000 / 23		
COND	17	17 %	
FUNC	0		
ECON	0		
DEPR	17	% GD	83
RCNLD	$440,400		