Key: 4784

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 4,999

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KATZ RALPH 37 SUNSET WAY UNIT 37 MEDFIELD, MA 02052	125-47-0	103 PELLS FISHING ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KATZ RALPH	03/02/2021	A	100	(225504)
KATZ DEBORAH TRUSTEE	11/28/2017	F	1	(214767)
KATZ RALPH & DEBORAH	07/19/2017	O	720,000	(213525)

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	%
959	11/15/2022	77	SOLAR PANELS	35,700	03/13/2023	TCK	100	100
1002	12/12/2017	7	ALTERATIONS	48,560	07/03/2019	NF	100	100
739	09/26/2017	10	INGROUND POO	55,000	05/08/2018	NF	100	100
NP		12	CYCLICAL NON		02/01/2007	JH	100	100
605	10/14/2005	2	ADD	81,000	05/16/2006	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,059	9 1.00	9-B 1.00	A 1.00	241,120	1.85	A 1.00	R06 1.10			256,810

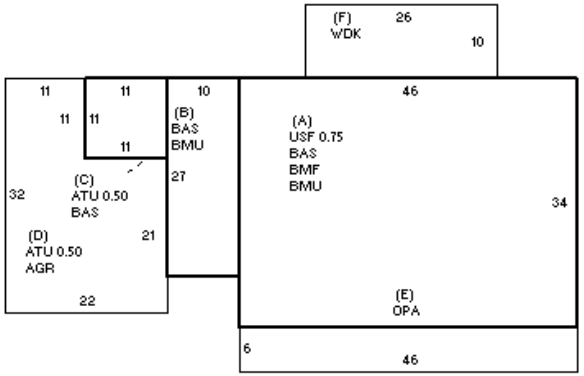
TOTAL	25,059 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 9	NOTE			
St Ind	OWL POND				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	256,800	242,300
BUILDING	1,007,200	951,300
DETACHED	26,300	26,100
OTHER	0	0
TOTAL	**1,290,300**	**1,219,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	G 1.20	10 0.90	18X36	2017	648	38.96	22,700
PTD	G 1.20	10 0.90		2017	464	8.64	3,600

PHOTO 03/13/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	A+	1.20	AVG + [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	5/8/2018	NF
LIST	5/8/2018	EST
REVIEW	4/3/2023	EMZ

BLDG COMMENTS
4TH BATH IN BMF
26 SOLAR PANELS

YEAR BLT	2001	SIZE ADJ	0.980
NET AREA	3,128	DETAIL ADJ	1.000
$NLA(RCN)	$354	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
FIXTURES	12	$20,030
GARAGE SPACES	2	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	1,834		62.73	115,053
A	BMF	N	BSMT FINISH	1,564		39.96	62,495
A	USF	L	UPPER STORY FIN	1,173	2005	221.90	260,286
+	BAS	L	BASE AREA	1,955	2001	285.36	557,883
C	ATU	N	ATTIC UNF	61		67.19	4,098
D	AGR	N	ATT GARAGE	583		47.73	27,824
D	ATU	N	ATTIC UNF	292		67.20	19,621
E	OPA	N	OPEN PORCH	276		62.92	17,365
F	WDK	N	WOOD DECK	260		49.33	12,825
	MST	O	MAS/METAL STACK	1		6,325.60	6,326
	ODS	O	OUTDOOR SHOWER	1		3,038.80	3,039

TOTAL RCN	1,106,844
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	A
EFF.YR/AGE	2013 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	$1,007,200