

Key: 4785

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.000

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
BATTISTA RONALD J 115 PELL'S FISHING ROAD BREWSTER, MA 02631										125-46-0				115 PELL'S FISHING ROAD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
BATTISTA RONALD J										04/04/2014	A	50,000		(203017)			
BATTISTA RONALD J & FORLENZA RUTHANN										01/29/2003	A	(168065)					
										04/28/1994	QS	153,000		(133620)			

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	%
195	04/23/2004	2	ADD	11,000	05/09/2005	JB	100	100
192	04/23/2004	7	ALTERATIONS	1,856	05/09/2005	JB	100	100
157	04/13/2004	5	OTHER	16,000	05/09/2005	JB	100	100
382	06/21/2002	2	ADD	100,000	05/16/2003	TN	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	28,048	9	1.00	9-B	1.00	A	1.00			217,008	1.70	10	0.90	R06	1.10			237,490

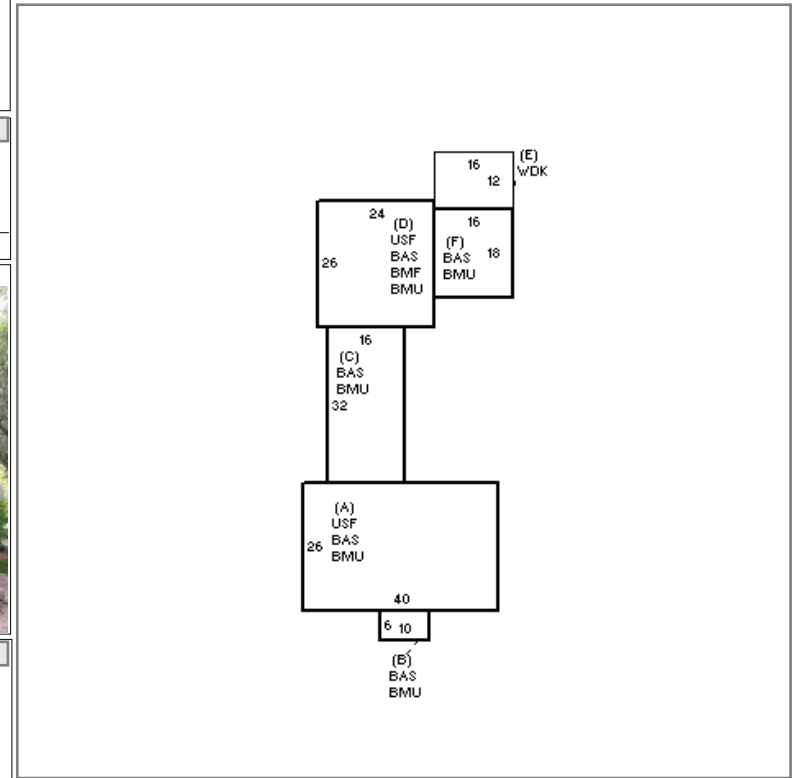
TOTAL	28,048 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	N O T E	T=POWER LINES			LAND	237,500	224,100
St Ind	OWL POND		BUILDING	810,300	774,500			
Infl	AVERAGE		DETACHED	16,100	15,900			
			OTHER	0	0			
						TOTAL	1,063,900	1,014,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	15 0.85 16X32	2004	512	36.98	16,100



BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/24/2019	EST
STYLE	5	1.05	COLONIAL [100%]	REVIEW	1/6/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1989	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,188	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,524		46.75	118,000
\$NLA(RCN)	\$242	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,388	1989	225.95	313,625
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,040	1989	156.68	162,945
				ROOF COVER	1	ASPH/CMP SH	1.00	+	BAS	L	BASE AREA	1,136	2002	225.95	256,684
				FLOOR COVER	1	HARDWOOD	1.00	D	BMF	N	BSMT FINISH	624		38.29	23,892
				INT FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	624	2002	156.68	97,767
				HEATING/COOL	2	HOT WATER	1.00	E	WDK	N	WOOD DECK	192		39.92	7,665
				FUEL SOURCE	2	GAS	1.00		BMG	O	BSMT GARAGE	4		2,757.08	11,028
									F21	O	FPL 2S 1OP	1		10,338.80	10,339



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	\$10,920
GARAGE SPACES	3	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

TOTAL RCN	1,012,865	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1994 / 29	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$810,300	