

Key: 4821

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.037

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AINZUAIN MANUEL O & FERULLO SHAYNA B				125-81-0				55 LOCUST LANE			
55 LOCUST LANE BREWSTER, MA 02631				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				AINZUAIN MANUEL O & FERULLO JOHN A & VALERIE				12/22/2014	A	1	28588-120
				FOWLER CHRISTINE E				09/05/2013	QS	326,000	27670-332
								01/20/1998	QS	144,900	11177-002

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	%
767	10/03/2017	5	OTHER	3,100	05/08/2018	NF	100	100
NP		12	CYCLICAL NON		02/08/2007	JH	100	100

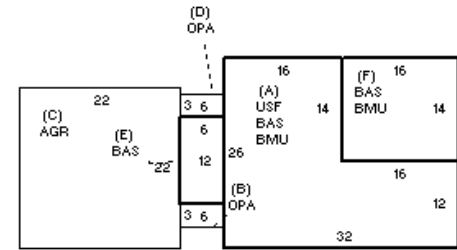
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	15,120	9	1.00	9-A	1.00	A	1.00	241,120	2.79	A	1.00	R06	1.10		233,900

TOTAL	15,120 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	233,900	220,700
St Ind	ROBINWOOD		BUILDING	356,100	336,300			
Infl	AVERAGE		DETACHED	1,100	1,100			
			OTHER	0	0			
						TOTAL	591,100	558,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10X10		100	22.01	1,100



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/8/2007	JH
MODEL	1		RESIDENTIAL	LIST	2/8/2007	JH
STYLE	5	1.05	COLONIAL [100%]	REVIEW	5/31/2018	TD
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	832		68.14	56,697
\$NLA(RCN)	\$336	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	USF	L	UPPER STORY FIN	608	1969	212.35	129,106
				ROOF SHAPE	6	SALTBOX	1.00	+	OPA	N	OPEN PORCH	36		57.75	2,079
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	484		45.80	22,167
				FLOOR COVER	6	OTHER	1.00	+	BAS	L	BASE AREA	680	1969	307.48	209,090
				INT FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	224	1969	307.48	68,876
				HEATING/COOL	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		11,724.40	11,724
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	508,748	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT/ELEC			A
EFF.YR/AGE	1973 / 50		
COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70
RCNLD			\$356,100