

Key: 4824

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.040

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VITALE KARA 41 LOCUST LANE BREWSTER, MA 02631				125-80-0				41 LOCUST LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VITALE KARA				07/27/2023	QS	725,000	35909-257				
O'BRIEN THOMAS F (LIFE ES				01/03/2019	DC		29873-213				
O'BRIEN THOMAS F (LIFE EST				08/19/2016	F	1	29873-213				

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	%
710	07/27/2023	15	SALE REVIEW	725,000	05/30/2024	JMG	100	100
112	08/15/2018	7	ALTERATIONS	2,544	05/28/2019	NF	100	100
312	02/22/2016	77	SOLAR PANELS	23,000	02/17/2017	NF	100	100
3	06/30/2010	7	ALTERATIONS	8,500	01/04/2011	JH	100	100
	01/07/2008	2	ADD	48,722	03/28/2009	JH	100	100

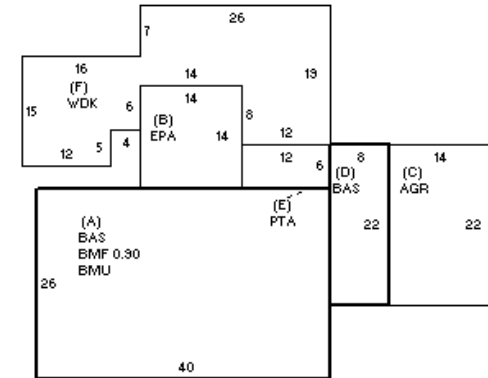
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,120	9	1.00	9-A	1.00	A	1.00	241,120	2.79	A	1.00	R06	1.10			233,900

TOTAL	15,115 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE	LAND	233,900	220,700			
St Ind	ROBINWOOD		BUILDING	365,700	311,700			
Infl	AVERAGE		DETACHED	0	0			
			OTHER	0	0			
TOTAL				599,600	532,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
24 SOLAR PANELS



BUILDING	CD	ADJ	DESC	MEASURE	5/28/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/30/2024	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/30/2024	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,216	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		57.03	59,309
\$NLA(RCN)	\$386	OVERALL	1.010	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	936		35.96	33,655
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	196		77.24	15,139
				ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	308		42.66	13,139
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	1,216	1970	248.96	302,741
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	72		20.87	1,503
				HEATING/COOL	15	HTWT+DCTLS AC	1.01	F	WDK	N	WOOD DECK	602		39.59	23,834
				FUEL SOURCE	1	OIL	1.00	F11	O		FPL 1S 10P	1		7,713.40	7,713

TOTAL RCN	468,851
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT/ELEC	G
EFF.YR/AGE	1989 / 34
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$365,700