

Key: 4832

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.048

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION			
FERULLO JOHN A & VALERIE G C/O FERULLO JOHN A & VALERIE G TRUSTEES 20 LOCUST LANE BREWSTER, MA 02631		125-89-0		20 LOCUST LANE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
FERULLO JOHN A & VALERIE		01/11/2024	F	1	36176-249		
FERULLO JOHN A & VALERIE		08/06/1982	XX	13,500	3534-41		

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	%
784	09/11/2018	7	ALTERATIONS	8,000	08/13/2019	TCK	100	100
824	10/20/2017	2	ADD	115,000	08/13/2019	TCK	100	100
289	04/14/2017	7	ALTERATIONS	12,667	05/08/2018	NF	100	100
245	03/29/2017	5	OTHER	3,800	05/08/2018	NF	100	100
751	08/22/2016	3	OUT BUILDING	5,800	08/13/2019	TCK	100	100

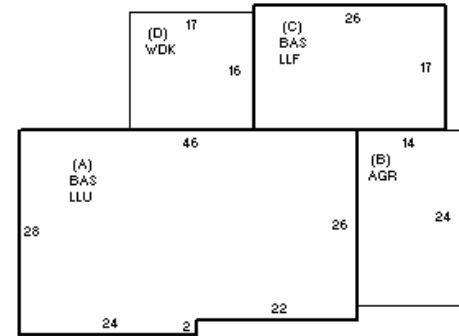
LAND

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				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		LAND	502,300	474,100			
Infl	AVERAGE		DETACHED	3,000	3,000			
			OTHER	0	0			
			TOTAL	739,200	697,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90 10X16	2018	160	20.77	3,000	08/13/2019



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2018	TD
MODEL	1		RESIDENTIAL	LIST	5/8/2018	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	8/13/2019	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

UNIT

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,128	DETAIL ADJ	1.000
\$NLA(RCN)	\$295	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,190	
GARAGE SPACES	1	1.00	
% BSMT FIN	0	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLU	N	LOWER LEVEL UNF	1,244		80.85	100,577
EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,244	1987	248.47	309,099
ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	336		44.35	14,902
ROOF COVER	1	ASPH/CMP SH	1.00	C	LLF	L	LOWER LEVEL FIN	442	1987	143.60	63,473
FLOOR COVER	3	W/W CARPET	1.00	C	BAS	L	BASE AREA	442	2017	248.47	109,825
INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	272		41.16	11,195
HEATING/COOL	10	HOT/CL WATR	1.05	F11	O		FPL 1S IOP	1		8,018.90	8,019
FUEL SOURCE	1	OIL	1.00	ODS	O		OUTDOOR SHOWER	1		2,535.80	2,536

TOTAL RCN	627,815
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1993 / 30
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$502,300