

Key: 4862

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.078

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
SACCO MARCIA D & THOMAS A TRSTEES		126-67-0		49 BIRCH LANE	
6 NEWCOMB ROAD		TRANSFER HISTORY		DOS	T
STONEHAM, MA 02180		SACCO MARCIA D & THOMAS A		09/15/2016	F
		SACCO THOMAS A		09/30/1997	A
		THOMAS & MARCIA SACCO		07/15/1994	QS
		SALE PRICE		100	29933-52
				100	10978-160
				142,000	N/A-N/A

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 %
642	08/26/2015	7	ALTERATIONS	4,000	04/15/2016	WFF	100 100
444	09/17/2010	7	ALTERATIONS	1,684	01/04/2011	JH	100 100
083	03/08/1995	2	ADD	3,000			100 100
006	01/06/1995	3	OUT BUILDING	1,140			100 100
473	08/15/1994	2	ADD	5,000	01/01/1995	RD	100 100

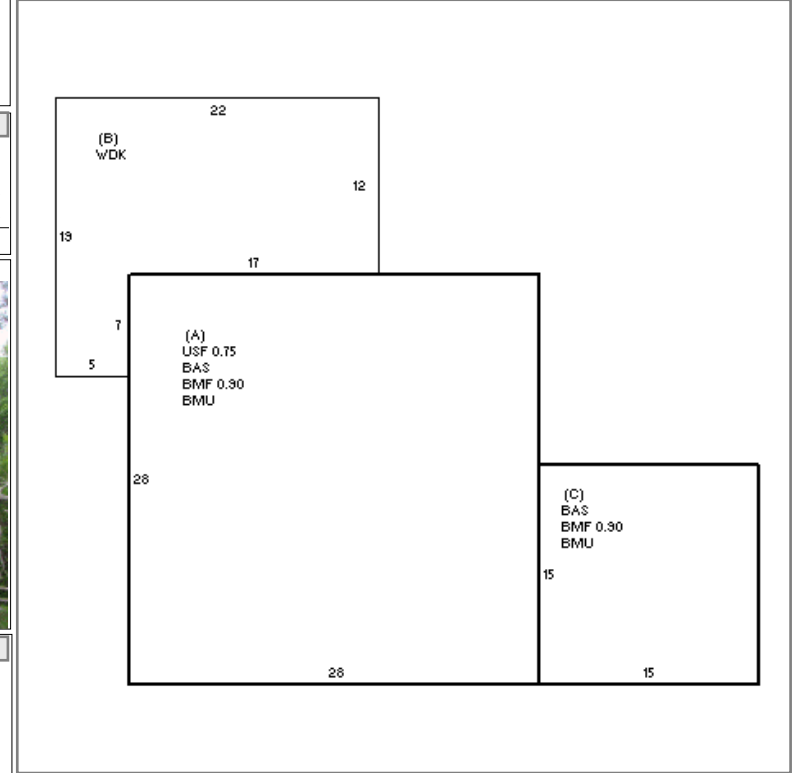
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,800	9	1.00	9-A	1.00	A	1.00	241,120	1.45	A	1.00
									R06	1.10		279,390

TOTAL	34,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 9	NOTE				LAND	279,400	263,600
St Ind	ROBINWOOD		BUILDING	466,600	440,800			
Infl	AVERAGE		DETACHED	1,200	1,200			
			OTHER	0	0			
						<b>TOTAL</b>	<b>747,200</b>	<b>705,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10		80	22.01	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	NF
MODEL	1		RESIDENTIAL	LIST	5/24/2019	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	1/6/2020	MR
QUALITY	A+	1.20	AVG + [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	622,200
NET AREA	1,597	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,009		69.11	69,733		
\$NLA(RCN)	\$390	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	908		43.57	39,566		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,009	1983	319.82	322,698		
				ROOF COVER	1	ASPH/CMP SH	1.00	A	USF	L	UPPER STORY FIN	588	1983	227.33	133,668		
				FLOOR COVER	2	SOFTWOOD	1.00	B	WDK	N	WOOD DECK	299		47.98	14,347		
				INT FINISH	2	DRYWALL	1.00		F31	O	FPL 3S 1OP	1		26,503.30	26,503		
				HEATING/COOL	2	HOT WATER	1.00		ODS	O	OUTDOOR SHOWER	1		2,956.00	2,956		
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT/ELEC	A
																EFF.YR/AGE	1983 / 40
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$466,600