Key: 5011

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,231

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALTO PETER J & CARRIE ANN 26 tHOMAS PARK SOUTH BOSTON, MA 02127	137-50-0	46 DEER PATH CIRCLE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALTO PETER J & CARRIE ANN	06/20/2014	QS	382,450	28217-273
SAUL WILLIAM I &	05/14/2010	F	1	24552-92
SAUL WILLIAM I & CAROLYN	03/31/1986	XX		4990-027

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

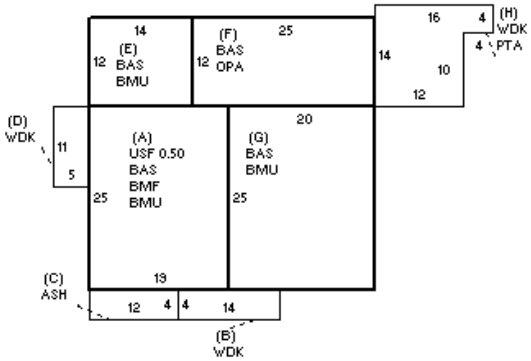
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
579	07/31/2015	2	ADD	20,000	04/15/2016	WFF	100	100
56	01/26/2001	7	ALTERATIONS	4,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	47,480	9 1.00	A 1.00	A 1.00	229,064	1.17	5 0.95	R05 1.10			292,950

TOTAL	1.090 Acres	ZONING	RR	FRNT	0
Nbhd	NBHD 9	NOTE	ADJ FOR TOPO		
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	293,000	276,400
BUILDING	415,000	397,100
DETACHED	0	0
OTHER	0	0
TOTAL	**708,000**	**673,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/05/2019

BLDG COMMENTS

POST & BEAM

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	0.95	CONTEMPOR [100%]
QUALITY	+	1.10	PLUS AVE [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	6/5/2019	NF
LIST	1/30/2007	JH
REVIEW	1/7/2020	MR

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,681	DETAIL ADJ	1.000
$NLA(RCN)	$329	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	6	$8,151
GARAGE SPACES	1	1.00
% BSMT FIN	40	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,143		59.00	67,441
A	BMF	N	BSMT FINISH	475		42.15	20,021
+	BAS	L	BASE AREA	1,443	1976	252.44	364,272
A	USF	L	UPPER STORY FIN	238	1976	194.08	46,191
+	WDK	N	WOOD DECK	295		40.96	12,084
C	ASH	N	ATT SHED	48		30.46	1,462
F	OPA	N	OPEN PORCH	300		52.25	15,675
H	PTA	N	PATIO	184		15.78	2,904
	BMG	O	BSMT GARAGE	1		4,647.10	4,647
	F11	O	FPL 1S 1OP	1		7,980.70	7,981
	ODS	O	OUTDOOR SHOWER	1		2,523.70	2,524

TOTAL RCN	553,354

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	G

EFF.YR/AGE	1983 / 40		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD	$415,000		