Key: 5250

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,470

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERRETTI PAUL A & ANNEROSE TRSTEES FERRETTI FAMILY TRUST C/O GINA FERRETTI SYLVIA 51 EAST AVENUE DARTMOUTH, MA 02748	85-101-0	44 RUSSELLS PATH

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERRETTI PAUL A & ANNEROS	09/02/2016	F		29910-292
FERRETTI PAUL A & ANNEROS	05/18/1977	XX		2511-118

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

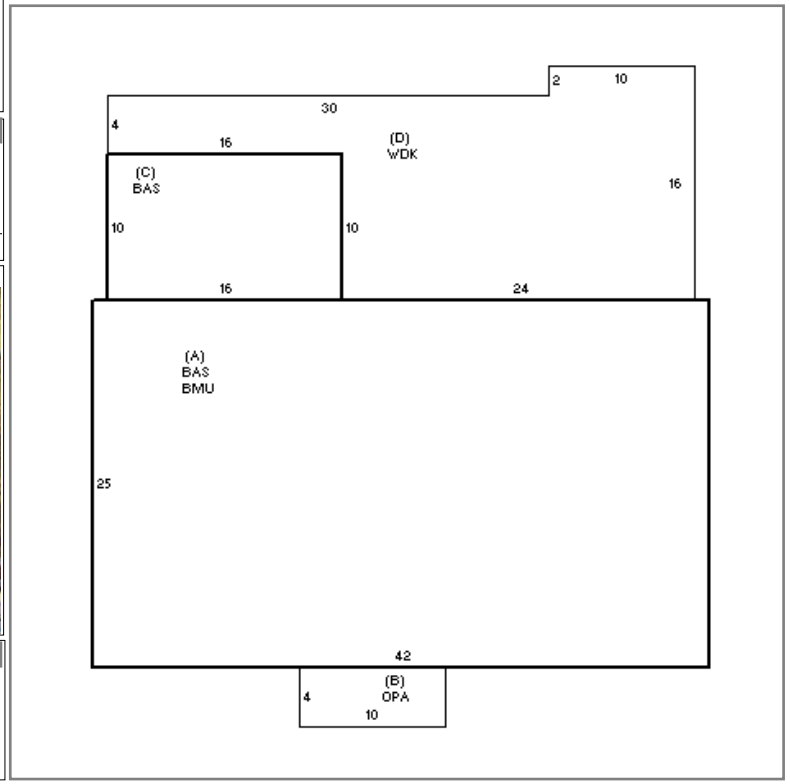
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
24-494	06/03/2024	7	ALTERATIONS	8,072			0	0
		12	CYCLICAL NON		05/22/2013	SF	100	100
580	09/20/2003	1	NEW CONSTRUC	10,000	06/28/2004	WH	100	100
719	12/09/2002	2	ADD	1,500	05/16/2003	TN	100	100
557	09/19/2002	3	OUT BUILDING	5,000	05/16/2003	TN	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,300	13 1.00	A 1.00	A 1.00	219,200	2.77	A 1.00	R03 1.00			212,890

TOTAL	15,300 SF	ZONING	RM	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	212,900	200,900
BUILDING	265,700	254,600
DETACHED	16,600	16,400
OTHER	0	0
TOTAL	**495,200**	**471,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8X12		96	22.01	1,100
GFU	A 1.00	20 0.80	24X18	2003	432	44.90	15,500

PHOTO 02/08/2021

BLDG COMMENTS

INFO AT DOOR (2/8/2021)

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	2/8/2021	TCK
LIST	2/8/2021	EST
REVIEW	3/11/2021	MR

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,210	DETAIL ADJ	1.000
$NLA(RCN)	$328	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	$6,565
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	15	HTWT+DCTLS AC	1.01
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,050		57.03	59,879
B	OPA	N	OPEN PORCH	40		50.50	2,020
+	BAS	L	BASE AREA	1,210	1964	248.97	301,248
D	WDK	N	WOOD DECK	420		39.59	16,629
	F11	O	FPL 1S 1OP	1		7,713.40	7,713
	ODS	O	OUTDOOR SHOWER	1		2,439.20	2,439

TOTAL RCN 396,493

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

EFF.YR/AGE 1967 / 56

COND	33	33 %	
FUNC	0		
ECON	0		
DEPR	33	% GD	67

RCNLD $265,700