

Key: 5277

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.496

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID				LOCATION			
DICARLI MARCELO F & MARIA E 32 AVON CIRCLE NEEDHAM, MA 02494						97-37-0				77 BEACH PLUM LANE			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				
DICARLI MARCELO F & MARIA						10/19/2017	QS	346,000	30839-18				
REDDING JOHN						09/05/2014	U	300,000	28367-49				
BEMIS STEPHEN M & MARIANN						10/28/2005	QS	325,000	20414-257				

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	%
580	07/16/2018	3	OUT BUILDING	2,000	07/11/2019	TCK	100	100
MLS		7	ALTERATIONS		12/01/2017	MR	100	100
		15	SALE REVIEW	346,000	08/01/2018	JMG	100	100
709	09/18/2015	7	ALTERATIONS	2,672	04/20/2016	WFF	100	100
447	06/22/2015	7	ALTERATIONS	6,000	04/20/2016	WFF	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	13	1.00	A	1.00	A	1.00				212,640

TOTAL	15,120 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	212,600	200,600
St Ind	AVERAGE		LAND	254,700	243,300			
Infl	AVERAGE		DETACHED	1,900	1,900			
			OTHER	0	0			
						TOTAL	469,200	445,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 8X10	2018	80	26.41	1,900



(A)
BAS
BMU

24

38

BUILDING	CD	ADJ	DESC	MEASURE	9/12/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/12/2017	NF
STYLE	1	1.00	RANCH [100%]	REVIEW	7/18/2019	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	912		59.00	53,808
\$NLA(RCN)	\$341	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	912	1966	266.22	242,793
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,637.00	7,637
				ROOF COVER	1	ASPH/CMP SH	1.00		ODS	O	OUTDOOR SHOWER	1		2,415.00	2,415
				FLOOR COVER	1	HARDWOOD	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	310,553	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	V
		KITCHEN	V
		BATHS	V
		HEAT/ELEC	V
EFF.YR/AGE		1997 / 26	
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82
RCNLD	\$254,700		