

Key: 5364

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.582

LEGAL

LAND

DETACHED

BUILDING

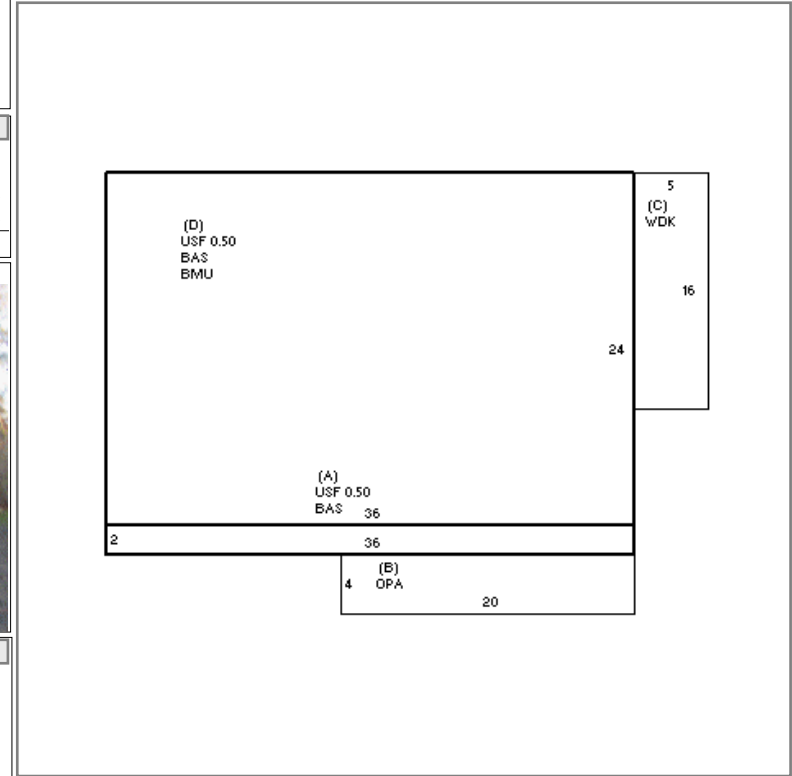
CURRENT OWNER				PARCEL ID				LOCATION			
CAPPARELLI JONATHAN & ALIDA				98-71-0				27 COMMONS WAY			
27 COMMONS WAY				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
BREWSTER, MA 02631				CAPPARELLI JONATHAN & ALI				06/14/2018	QS	314,000	31338-129
				DAFFINEE RICHARD W SR EST				04/13/2018	DC		31197-300
				DAFFINEE RICHARD W				07/27/1972	XX	17,600	1695-87

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	%
	06/14/2018	16	MLS REVIEW	314,000	04/18/2019	JMG	100	100
		12	CYCLICAL NON		05/15/2013	SF	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,800	13	1.00	13L 1.00 A 1.00	175,360	2.69	A 1.00	R07	0.80		171,250

TOTAL	15,800 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	171,300	161,600
St Ind	COMMONS		BUILDING	287,300	275,200			
Infl	AVERAGE		DETACHED	2,600	2,600			
			OTHER	0	0			
						TOTAL	461,200	439,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 9X7		63	22.01	700
CPD	A	1.00	20 0.80 12X17		204	11.53	1,900



BUILDING	CD	ADJ	DESC	MEASURE	11/20/2020	TCK
MODEL	1		RESIDENTIAL	LIST	11/20/2020	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	2/4/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	416,429		
NET AREA	1,404	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	936	1972	271.54	254,166	CONDITION ELEM	CD		
\$NLA(RCN)	\$297	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	USF	L	UPPER STORY FIN	468	1972	189.44	88,657	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	80		51.00	4,080	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SH	1.00	C	WDK	N	WOOD DECK	80		39.98	3,199	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	D	BMU	N	BSMT UNFINISHED	864		60.18	51,996	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,354.00	10,354	HEAT/ELEC	A		
				HEATING/COOL	2	HOT WATER	1.00												
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1972 / 51
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$287,300