

Key: 5613

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5.833

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MERULLO EUGENE P TRUSTEE & MERULLO EUGENE ET AL TRUSTEES 242 SHEEP POND DRIVE BREWSTER, MA 02631				74-1-0				242 SHEEP POND DRIVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MERULLO EUGENE P TRUSTEE				12/11/2017	DC		30954-328				
MERULLO EUGENE P & FLOREN				09/20/2007	F	1	22349-199				
MERULLO EUGENE J & FLOREN				04/28/1966	XX		1333-844				

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	%
NP 751	11/13/2007	14	CYCLICAL GRO		03/09/2021	NF	100	100
		12	CYCLICAL NON		11/11/2011	MR	100	100
		7	ALTERATIONS	10,000	09/23/2008	JH	100	100
		12	CYCLICAL NON		03/02/2004	JB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	23,000	15	1.00	15A	1.00	A	1.00	712,400	1.98	A	1.00	PF6	3.25		744,890

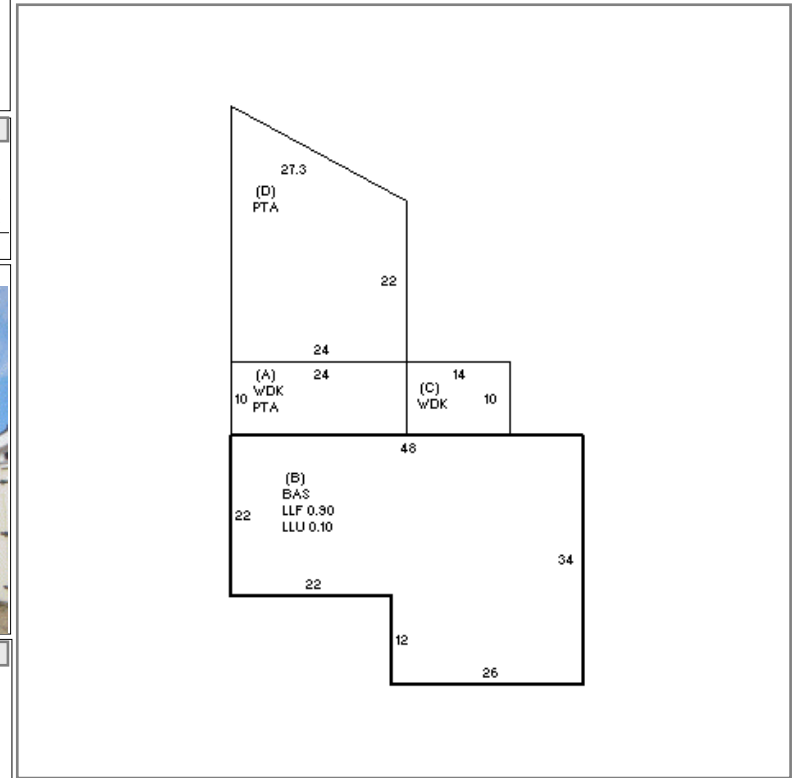
TOTAL	23,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 15	NOTE	LAND	744,900	702,800			
St Ind	SHEEP POND EST.		BUILDING	381,900	360,500			
Infl	AVERAGE		DETACHED	2,000	2,000			
			OTHER	0	0			
			TOTAL	1,128,800	1,065,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 9X15		135	21.39	2,000



BLDG COMMENTS
LLF=2 BDRMS, FAM RM, KIT
GENERATOR
INFO @ DOOR 3/9/21



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2021	NF
MODEL	1		RESIDENTIAL	LIST	11/11/2011	MR
STYLE	1	1.00	RANCH [100%]	REVIEW	11/9/2021	EMZ
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,599	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$219	OVERALL	0.960	EXT COVER	1	WD SHINGLE	1.00
CAPACITY				UNITS	ADJ		
STORIES	1	1.00	ROOF SHAPE	1	GABLE	1.00	
ROOMS	9	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	
BEDROOMS	5	1.00	FLOOR COVER	3	W/W CARPET	1.00	
BATHROOMS	2	1.00	INT FINISH	2	DRYWALL	1.00	
FIXTURES	7	\$9,610	HEATING/COOL	14	ELECT BB+AC	1.01	
GARAGE SPACES	0	1.00	FUEL SOURCE	3	ELECTRIC	0.95	
% BSMT FIN	90	1.00					
# 1/2 BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PTA	N	PATIO	240		14.96	3,590
B	LLU	N	LOWER LEVEL UNF	137		99.82	13,675
B	LLF	L	LOWER LEVEL FIN	1,231	1967	123.26	151,730
B	BAS	L	BASE AREA	1,368	1967	257.70	352,535
+	WDK	N	WOOD DECK	380		40.98	15,573
D	PTA	N	PATIO	684		12.47	8,528
F	F12	O	FPL 1S 2OP	1		9,903.50	9,904
K	KIT	O	XTRA KITCHEN	1		2,268.60	2,269
O	ODS	O	OUTDOOR SHOWER	1		2,524.70	2,525

TOTAL RCN	569,937
CONDITION ELEM	CD
EXTERIOR	A
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	\$381,900