

Key: 5845

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.069

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MASTRIANNA RALPH H & JACQUELYNE A COTRUSTEES		46-32-0		381 GREAT FIELDS ROAD	
381 GREAT FIELDS ROAD BREWSTER, MA 02631		TRANSFER HISTORY		DOS	T
		MASTRIANNA RALPH H & JACQ		09/27/2021	F
		MASTRIANNA RALPH H & JACQ		11/15/2010	F
		MASTRIANNA RALPH H		08/31/2001	A

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 %
471	06/09/2017	7	ALTERATIONS	4,500	06/05/2018	NF	100 100
348	04/26/2013	7	ALTERATIONS	5,000	08/14/2014	RJM	100 100
270	05/21/2003	10	INGROUND POO	22,000	03/24/2009	JH	100 100

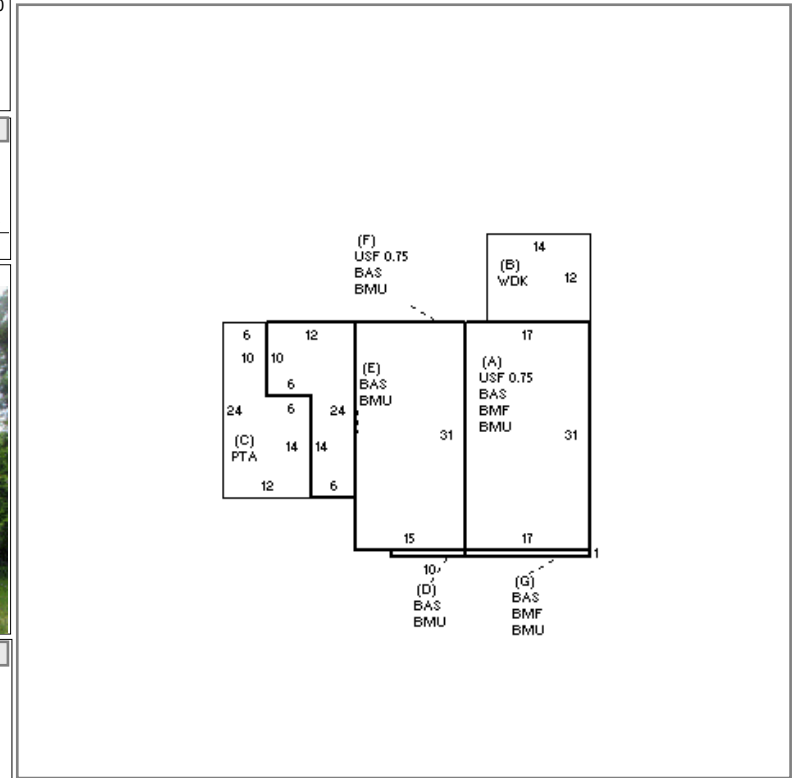
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	60,000	12	1.00	A	1.00	A	1.00	186,320	1.00	15	0.85 RM3 1.00	257,850
300	A	0.414	12	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00 RM3 1.00	4,970

TOTAL	1.791 Acres		ZONING	RR	FRNT	0		ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12		NOTE T=POWER LINES/SLOPE	LAND	262,800		247,900			
St Ind	AVERAGE			BUILDING	445,800		421,000			
Infl	AVERAGE			DETACHED	26,100		25,900			
				OTHER	0		0			
				TOTAL	734,700		694,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	G	1.20	50 0.50 22X32		704	21.96	7,700
IPV	A	1.00	20 0.80 18 X 36	2004	648	32.47	16,800
SHF	A	1.00	50 0.50 8X8		64	22.01	700
OPA	A	1.00	50 0.50 7X15		105	17.25	900

PHOTO 06/05/2018

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/13/2017	NF
MODEL	1		RESIDENTIAL	LIST	9/13/2017	EST
STYLE	4	1.02	CAPE [100%]	REVIEW	6/19/2018	TD
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,967	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,223		55.43	67,786
\$NLA(RCN)	\$291	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	+	BMF	N	BSMT FINISH	544		41.14	22,381
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,223	1985	251.43	307,499
				ROOF COVER	1	ASPH/CMP SH	1.00	+	USF	L	UPPER STORY FIN	744	1985	187.53	139,519
				FLOOR COVER	1	HARDWOOD	1.00	B	WDK	N	WOOD DECK	168		39.99	6,718
				INT FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	228		14.60	3,328
				HEATING/COOL	2	HOT WATER	1.00	F21	O	FPL 2S 1OP	1		10,354.00	10,354	
				FUEL SOURCE	1	OIL	1.00	KIT	O	XTRA KITCHEN	1		2,213.40	2,213	
								ODS	O	OUTDOOR SHOWER	1		2,463.30	2,463	

TOTAL RCN	571,544	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT/ELEC	A	
EFF.YR/AGE	1989 / 34	
COND	22 22 %	
FUNC	0	
ECON	0	
DEPR	22 % GD	78
RCNLD	\$445,800	