

Key: 6179

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 6.413

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FOLCO EDUARDO JULIO EMILIO & BUSCONI LILIANA 50 WALNUT HILL ROAD CHESTNUT HILL, MA 02467				23-30-0				91 WYNN WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FOLCO EDUARDO JULIO EMILI				05/08/2023	F	1 35772-328		28530-297			
FOLCO EDUARDO JULIO EMILI				11/25/2014	QS	317,000		25929-208			
KELCOURSE MICHAEL J TRUST				12/16/2011	F	1 25929-208					

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	%
772	09/03/2019	7	ALTERATIONS	3,500	07/10/2020	MR	100	100
89	03/23/2009	7	ALTERATIONS	7,500	01/10/2011	JH	100	100

LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,283	12	1.00	12E 1.00 A 1.00	252,080	2.28	A	1.00	R06	1.15	254,700

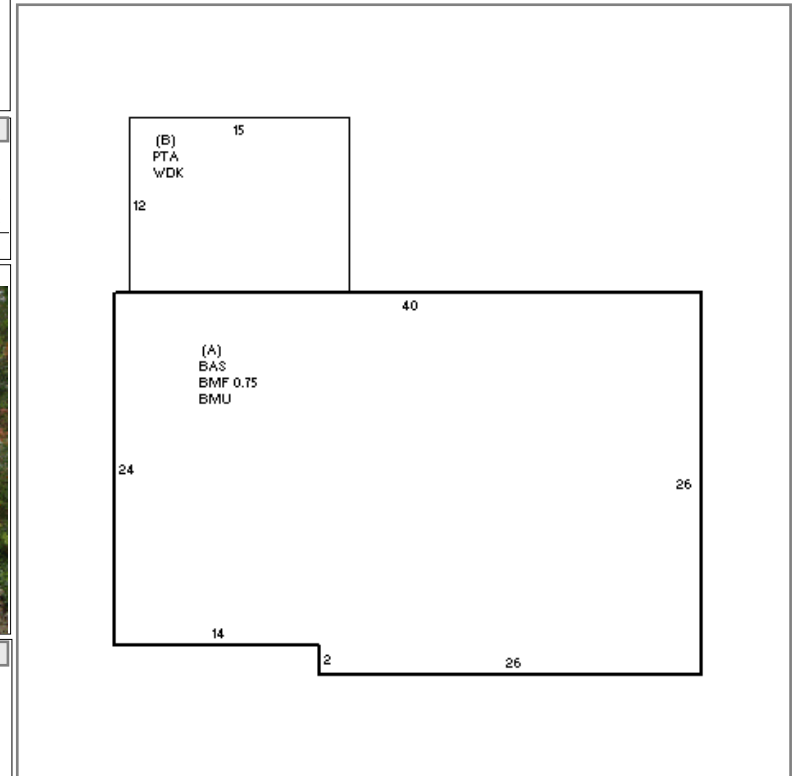
TOTAL	19,283 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	254,700	240,300
St Ind	CANOE POND		LAND	270,600	259,000			
Infl	AVERAGE		DETACHED	700	700			
			OTHER	0	0			
						TOTAL	526,000	500,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8X8		64	22.01	700



BUILDING	CD	ADJ	DESC	MEASURE	10/24/2017	NF
MODEL	1		RESIDENTIAL	LIST	10/24/2017	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	7/21/2020	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			



BUILDING

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	360,771		
NET AREA	1,012	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,012		53.64	54,284	CONDITION ELEM	CD		
\$NLA(RCN)	\$356	OVERALL	0.950	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	759		35.71	27,107	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,012	1980	248.23	251,204	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	180		37.24	6,703	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	B	PTA	N	PATIO	180		14.35	2,583	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	B	BMG	O	BSMT GARAGE	1		4,224.70	4,225	HEAT/ELEC	A		
				HEATING/COOL	5	ELECTRIC BB	1.00	F11	O	FPL 1S 10P	1		7,255.20	7,255					
				FUEL SOURCE	3	ELECTRIC	0.95												
																		EFF.YR/AGE	1983 / 40
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$270,600